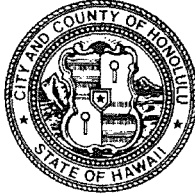


DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8000 • FAX: (808) 768-6041  
DEPT. WEB SITE: [www.honoluluodpp.org](http://www.honoluluodpp.org) • CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)

PETER B. CARLISLE  
MAYOR



DAVID K. TANOUE  
DIRECTOR

JIRO A. SUMADA  
DEPUTY DIRECTOR

July 30, 2012

The Honorable Ernest Y. Martin, Chair  
and Members  
Honolulu City Council  
530 South King Street, Room 202  
Honolulu, Hawaii 96813

2012/07/30  
RECEIVED  
CITY CLERK  
& C OF HONOLULU  
2012 JUL 30 PM 3:43

Dear Chair Martin and Councilmembers:

Subject: Application for a Special Management Area (SMA) Use Permit No. 2012/SMA-16

Applicant: St. Augustine By-the-Sea Church  
Landowner: Roman Catholic Church in the State of Hawaii  
Agent: Helber Hastert & Fee Planners, Inc.  
Location: 130 Ohua Avenue - Waikiki  
Tax Map Key: 2-6-26: 12 and 15  
Acceptance Date: May 7, 2012

We recommend approval of this application for an SMA Use Permit for construction of a new St. Damien Museum; demolition and replacement of an existing parish hall, (including a new multi-purpose building with parking, parish hall, offices, and storage spaces); and appurtenant site improvements, subject to conditions relating to archaeological resources, time limits, approvals from other governmental agencies, and project modifications.

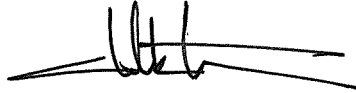
Attached for your consideration are: (1) Our report and recommendation, and draft resolution; and (2) the transcript of the public hearing held on June 29, 2012. The hearing was attended by the Applicant, Agent, and several members of the community.

Pursuant to Chapter 25, Revised Ordinances of Honolulu, the City Council must act within 60 calendar days after receipt of our findings and recommendation; however, the City Council may extend this period of time upon receipt of a request from the Applicant for an extension. The extension is not automatic and thus, if an extension of time is not requested in a timely manner, the application may be filed due to the Council's time deadline.

The Honorable Ernest Y. Martin, Chair  
and Members of the City Council  
July 30, 2012  
Page 2

Should you have any questions, please feel free to contact me at 768-8000.

Very truly yours,

A handwritten signature in black ink, appearing to read 'David K. Tanoue', with a long horizontal line extending to the right.

David K. Tanoue, Director  
Department of Planning and Permitting

DKT:nw

Attachments

cc: Father Lane Akiona, St. Augustine By-the-Sea Church  
Helber Hastert & Fee, Planners, Inc. (Ronald A. Sato)  
Peter B. Carlisle, Mayor  
Douglas S. Chin, Managing Director  
Corporation Counsel  
Hearings Reporter

DEPARTMENT OF PLANNING AND PERMITTING  
OF THE CITY AND COUNTY OF HONOLULU  
STATE OF HAWAII

IN THE MATTER OF THE APPLICATION	)	
	)	
BY	)	
	)	
ST. AUGUSTINE BY-THE-SEA CHURCH	)	FILE NO. 2012/SMA-16
	)	
FOR A	)	
	)	
SPECIAL MANAGEMENT AREA USE PERMIT	)	
<hr/>		

FINDINGS OF FACT, CONCLUSIONS OF LAW,  
AND DECISION AND ORDER

I. GENERAL INFORMATION

A. Basic Information:

APPLICANT:	St. Augustine By-the-Sea Church
LANDOWNER:	Roman Catholic Church in the State of Hawaii
AGENT:	Helber Hastert & Fee Planners, Inc.
LOCATION:	130 Ohua Avenue - Waikiki (Exhibit A)
TAX MAP KEY:	2-6-26: 12 and 15
LAND AREA:	50,060 square feet
EXISTING ZONING:	Resort Mixed Use Precinct (Exhibit B)
EXISTING USE:	Church, rectory, and parish hall
SURROUNDING USES:	Resorts, retail establishments, restaurants, multi-family dwellings, and beach parks

- B. Proposal: The Project involves the construction of a new St. Damien Museum; demolition and replacement of the existing parish hall (including a new multi-purpose building with parking, parish hall, offices, and storage spaces); and appurtenant site improvements. See Exhibits C-1 through C-6.

The new two-story, 32-foot high St. Damien Museum being proposed along the Kalakaua Avenue frontage of the site will have about 3,000 square feet of building area and approximately 5,500 square feet of floor area. It is designed to complement the existing St. Augustine Church with similar exterior design elements, gable roof, and elevator tower. An open loggia serving as an entrance feature into the building is proposed on the ground floor, along with sales and exhibit areas, offices, and meeting rooms. The second floor will have additional exhibit space, an office or storage room, and an archives room. Museum

displays will include artifacts and religious objects associated with St. Damien, Mother Marianne Cope, and the history of the St. Augustine Church.

Preliminary plans for the new four-story multi-purpose building show three levels of parking, and a new parish hall with covered lanais and office spaces on the top level. It has approximately 14,785 square feet of building area and 17,755 square feet of floor area. The Applicant indicated that they are working on revising the floor plans to relocate the parish hall from the top level to the ground floor, however; this may involve some design changes even though it may retain the same or similar building mass and volume. The proposed exterior building elements, including any changes to the proposed building, will be reviewed for compliance with the design controls of the Waikiki Special District (WSD) during the processing of a required Special District (Major) Permit.

Primary vehicular access to the site will continue to be from Ohua Avenue with Kealohilani Street as a secondary access. The existing driveway at Kalakaua Avenue will be eliminated for the new St. Damien Museum.

The first phase will be the construction of the new St. Damien Museum, which is anticipated to begin in 2014 and be completed in 2016. Phase Two will be the construction of the new multi-purpose building, which is expected to be completed around 2018, pending the availability of funding. The total Project construction costs are Projected at \$14.1 million.

## II. FINDINGS OF FACT

On the basis of the evidence presented, the Director of the Department of Planning and Permitting (DPP) has found:

- A. Location: The site is located in Waikiki across from Kuhio Beach Park. It has three street frontages: Kalakaua Avenue, Ohua Avenue, and Kealohilani Street. The steep copper roof of St. Augustine Church is a visible landmark from offshore.
  - 1. Site: The site consists of two contiguous parcels with a combined lot area of 50,060 square feet. It is relatively flat. It has a sanctuary (St. Augustine Church), rectory, parish hall with office spaces, meeting rooms, kitchens, storage areas, and surface parking areas with 46 stalls. See Exhibit D.
  - 2. Surrounding Uses: The surrounding area consists of a high-density urban resort community, including a mix of visitor accommodations, multi-family dwellings, and a variety of commercial uses such as restaurants, retail stores, and entertainment establishments. Adjacent properties include the Foster Tower Condominium to the west, Waikiki Beach Marriott Resort and Spa to the east (across the street), a parking lot in the rear, and a commercial building with an ABC store and Burger King in the front. The church recently rented the office space above the ABC Store as a temporary museum (Damien and Marianne of Molokai Heritage Center) until the new St. Damien Museum can be constructed.

3. Site Soils: The U.S. Department of Agriculture, Natural Resources Conservation Services, classifies soils within the Project site and surrounding area as Jaucus sand (JaC). This Jaucus Series consists of excessively drained, calcareous soils that occur as narrow strips on coastal plains, adjacent to the ocean.
  4. Hydrology: There are no perennial or intermittent streams in the immediate vicinity of the Project site. The site is more than 100 feet from the ocean. It is within the Palolo Unit of the Honolulu Aquifer Sector. The Palolo Unit has a sustainable yield of 5 million gallons per day (mdg).
  5. Zoning: The site is in the Resort Mixed Use Precinct of the WSD. It has a 220-foot height limit.
  6. Coastal Zone Management: The site lies within the Special Management Area (SMA). It is not located along the shoreline and is not subject to the 40-foot shoreline setback. Based on the updated Civil Defense Map, the site is within the tsunami evacuation zone, which extends inland from the shoreline almost up to Ala Wai Boulevard. It falls within the coverage of existing warning sirens.
- B. Environmental Compliance: As the Project is located in the SMA and WSD, an environmental assessment was prepared and assessed pursuant to Chapter 343, Environmental Impact Statements, Hawaii Revised Statutes (HRS), as amended; Title 11, Chapter 200, Hawaii Administrative Rules; and Chapter 25, Revised Ordinances of Honolulu (ROH). The DPP issued a Finding of No Significant Impact (FONSI) on March 8, 2012. The FONSI was published in The Environmental Notice on March 23, 2012.
- C. Flood District: According to the Flood Insurance Rate Map Community Panel No. 15003C0368G, revised on January 19, 2011, the Project is located in Flood Zone X, in an area determined to be located outside the 500-year flood. Projects within Flood Zone X are not subject to the flood hazard regulations of Section 21-9.10 et seq. of the Land Use Ordinance (LUO).
- D. Consistency with County Plans: The Applicant states that the Project meets the General Plan objectives and policies relating to economic activity, energy, and physical development and urban design. The site is in the Primary Urban Center (PUC) Development Plan (DP), in an area designated as "Resort" on the PUC DP Land Use Map, which allows for community facilities such as churches and museums. The "meeting facility" and its accessory uses, by which the existing buildings are classified by the LUO, and the proposed museum are permitted uses in the Resort Mixed Use Precinct. Plans for the Project are being reviewed for compliance with LUO development standards and WSD design controls separately under Special District Permit (SDD) Application No. 2012/SDD-23, which is being processed concurrently with this SMA application. The St. Augustine Church, and existing parish hall (to be demolished), were built prior to the adoption of the LUO and are nonconforming structures since they do not meet the front yard setback requirement under the current LUO provisions. No changes to the existing church structure are proposed.

- E. Other Permits and Approvals: The Project will require a SDD (Major) Permit, Conditional Use Permit (CUP) for joint development of two lots, Sewer Connection Approval (SCA), Industrial Wastewater Discharge Permit (IWDP), building permit(s), street usage permit, grading, and trenching permits. In addition, a National Pollutant Discharge Elimination System Permit for construction activities and construction noise permit will also be required from the State Department of Health.
- F. Public Agency Comments: Comments on the Project were submitted during the review process for the Draft Environmental Assessment (EA), the SMA, and SDD applications. There were no agency objections to the proposal. Pertinent comments are addressed under the Analysis Section of this Report. Comments on the Draft EA and the Applicant's responses to these comments were included in the Final EA, a copy of which is on file with the DPP. The list of agencies which were sent requests for comments, and any review comments received to date to the SMA and SDD applications, are also on file at the DPP.
- G. Public Hearing and Community Comments: At the time that the SMA permit application was accepted for processing, notices of the scheduled public hearing were sent to various community organizations, public officials, Waikiki Neighborhood Board No. 9, and property owners within 300 feet of the Project site. More than 300 letters of support and one letter opposing the Project were received by the DPP. Copies of the letters received to date are on file at the DPP.

The DPP held a public hearing on the application on June 29, 2012, at the Paki Hale. Besides the DPP staff, the Agent, Applicant, and several members of the community were in attendance and presented oral testimony. A copy of the public hearing transcript is attached.

Three people testified in support of the Project. They indicated that the church has, and continues to provide valuable services to the community since 1854; and, that the new St. Damien Museum will be a valuable asset to both residents and tourists.

Two people testified in opposition to the Project. An attorney representing some owners of lower floor units at the adjacent Foster Tower Condominium testified that the new 32-foot high museum will obstruct views of Kuhio Beach from the lower floor units; and, as such, will have a significant negative impact to the value of these units. The Project will increase car and pedestrian traffic on an already congested and crowded neighborhood. And, he stated that the EA did not adequately address parking impacts, impacts on views, and other impacts that may directly affect the Foster Tower Condominium and its residents. Another person testified against the proposal, citing view impacts and noise impacts on Foster Tower residents, reduction of greenery, and elimination of Kalakaua Avenue access to the church.

The Agent testified that the proposed improvements are well below the maximum density allowed. The proposed height, at just 32 feet, is significantly less than the allowable 220-foot height; and, open space on the site will be increased from

18 percent to 30 percent, with more landscaped area. In response to the concerns about noise and view impact, he stated that noise will be minimized in conformance with applicable State provisions. He noted that Foster Tower units are air conditioned; typically, their windows are closed, and their mechanical equipment room, which serves the entire building, is located next to the church. As to the view impact, he testified that the new museum will not have a significant impact on existing views for the units at Foster Tower, because it is only two stories high and the units are set back more than 20 feet from the property line. He noted that there is already an existing 22-foot high rock wall and concrete wall extending from the Kalakaua Avenue along the side property line. Given the proposed museum's height and metal roof sloping away from the boundary, only some of the units on the second floor of the Foster Tower will be visually impacted.

### III. ANALYSIS

The Project was analyzed in accordance with the objectives, policies, and guidelines established in Sections 25-3.1 and 25-3.2, ROH, as well as Sections 205A-2 and 205A-26, HRS.

- A. Coastal Hazards: The site is located across the street (Kalakaua Avenue) from Kuhio Beach. The Project is not anticipated to have an impact on or be affected by coastal hazards. The site is not located within a flood hazard area. It is within the tsunami evacuation zone, and is covered by existing warning sirens.
- B. Alteration to Land Forms: The Project will not alter any land forms. The site has already been developed for urban purposes and is graded. Proposed buildings and structures will be constructed over the existing grade, with minimal excavation other than necessary footings for foundation support.
- C. Drainage: Storm water runoff from the Project site mostly discharges into the City storm water drainage system via underground drainage lines, with some sheet flow toward adjacent streets. A drainage report prepared for the Applicant concludes that, due to increased landscape areas proposed as part of the Project, the proposed improvements will not adversely impact the municipal storm drainage or adjacent site condition systems. The study estimates that with the proposed improvements, storm water runoff generated from the site will potentially decrease by about 5 percent, from 4.40 cubic feet per second (cfs) to 4.20 cfs. This decrease in storm water runoff from the site is due to an increase in new landscaped pervious areas, which will allow storm water runoff to percolate within the landscaped areas before being discharged into the City's storm drain system or sheet flow onto adjacent roadways. A copy of the drainage report is included as Appendix D-2 of the Applicant's Final EA.
- D. Solid and Liquid Waste Disposal:
  - 1. Solid Waste: Solid waste generated by existing and proposed uses will continue to be collected by a private refuse collection company for disposal. According to the Applicant, waste generated by the Project will be minor in comparison to other resort activities and operations occurring

in Waikiki, and will have minimal impact on municipal solid waste facilities. It was noted that the composition of waste generated should be more similar to residential waste, which can be taken to the H-POWER facility for recycling into energy.

2. Liquid Waste: The new St. Damien Museum will increase the wastewater flows from the site, but the anticipated increase should not have a significant impact on the existing wastewater system. Liquid waste generated by the development is expected to increase from 2,470 gallon per day (gpd) to 2,795 gpd. The wastewater will continue to flow to the existing laterals that service the site. An SCA No. 2010/SCA-0432 for the Project expired on June 29, 2012. Approval of a new SCA, in addition to an IWDP, are required. The Applicant will be advised of such requirements as part of the building permit application process, hence a condition of approval relating to the above is not necessary.
- E. Water Resources: There are no flowing streams or open bodies of water on the site. There are no sources beneath the Project site or in the immediate vicinity providing domestic water supply to the Board of Water Supply. No watershed, underground aquifer, or surface water feature will be affected by the Project.
- F. Near-Shore Water Quality: The Applicant states that runoff during construction will be minimized by implementing Best Management Practices in accordance with Project design plans and applicable regulations, to prevent pollutants from entering groundwater or coastal waters. Pollutants discharged from the development will be of the same composition as existing runoff and should not affect water quality or aquatic resources present in Kuhio Beach.
- G. Coastal Ecosystems: The Applicant indicates that there are no known threatened or endangered flora or fauna observed on the site.
- H. Recreational Resources and Shoreline Access: The Project site is mauka of the coastal highway (Kalakaua Avenue) for the area and will not adversely affect access to any public shoreline or recreation area. All improvements will be within the Project site. Public access to the shoreline and recreational resources will not be impacted.
- I. Historic, Archaeological, and Cultural Resources: It was noted in the application that the proposed new parish hall will not have a significant impact on historic sites, and the proposed new St. Damien Museum is located over an area where two burials and some bone fragments have been identified. A Project-specific burial treatment plan was developed in consultation with the Oahu Island Burial Council (OIBC), the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), and recognized lineal and cultural descendants. The burial treatment plan was approved by the OIBC and SHPD on June 8, 2011 and August 8, 2011, respectively. The plan also noted that prior to Project construction, an SHPD-approved archaeological monitoring plan will be completed. This monitoring program will facilitate the identification and treatment of any additional burials and/or isolated human skeletal remains in a disturbed context that might be discovered during Project construction, and will gather additional information regarding the Project's non-burial archaeological



deposits, should any be discovered. On-site monitoring of all initial ground disturbances is planned, and any deviation from this protocol should follow consultation with and written concurrence from the SHPD. Copies of the archaeological inventory survey and burial treatment plan for the Project are included as appendices in the Applicant's Final EA for the Project. Implementation of the above mitigative measures will reduce the Project's impact on significant historic and/or archeological resources. Nonetheless, a standard condition of approval should be included that work must be stopped if any archaeological remains are encountered, and that the SHPD be contacted immediately.

- J. Scenic and Open Space Resources: The 1987 "Coastal View Study" inventoried significant coastal views and coastal land forms which together make up the scenic shoreline resources on Oahu. Within the vicinity of the Project site, continuous makai views along Kalakaua Avenue from Kuhio Beach to the Natatorium area are included as significant roadway views, and the stationary views from the Kuhio Beach Park and Waikiki shoreline near Queen's Beach are noted as highly vivid and valuable in establishing the urban character of the PUC. The site is mauka of Kalakaua Avenue and Kuhio Beach; and, the Project is not expected to adversely impact the identified scenic views or open space resources. [Note: Private makai views of the shoreline from adjacent properties are not protected by public policies, such as the SMA Ordinance or WSD design controls.]
- K. Consistency with Land Use Plans and Zoning: The Project is consistent with General Plan objectives and policies relating to economic activity, energy, physical development, and urban design. It is also consistent with the PUC DP policies to preserve historic and cultural resources, promote mixed land use in neighborhood planning, make streets pedestrian friendly, and support a vibrant and livable Waikiki. Proposed plans show that the Project complies with the zoning district development standards, including density, building area, height setbacks, required yards, parking, and landscaping. Compliance with the WSD design controls will be determined during the processing of the Special District (Major) Permit (No. 2012/SDD-23) for the Project. Compliance with all LUO requirements will be confirmed during the processing of a CUP (minor) for the joint development of the Project site and building permits. Therefore, the Project should be conditioned to require approval of the Special District (Major) Permit and CUP.

#### IV. CONCLUSIONS OF LAW

The proposed improvements were reviewed under the provisions of Section 25-3.1 and 25-3.2, ROH, and Sections 205A-2 and 205A-26, HRS, and found to be consistent with established objectives, policies, and guidelines. Based on the Analysis, the proposed construction of a new St. Damien Museum; demolition and replacement of the existing parish hall, (including a new multi-purpose building with parking, parish hall, offices, and storage spaces); and appurtenant site improvements, will not adversely impact SMA resources, provided that appropriate mitigative conditions are observed.

## V. RECOMMENDATION

It is recommended that the application for a Special Management Area Use Permit (SMP) be **APPROVED**, subject to the following conditions:

- A. Construction and operation of the new St. Damien Museum, multi-purpose building, and appurtenant site improvements shall be in general conformity with the Project as described in the Report and Recommendation of the Director of the Department of Planning and Permitting (DPP), referenced herein, and the plans attached hereto as Exhibits C-1 through C-6 (referenced as Attachments 1 through 6 in the attached Draft Resolution). Any changes in the size or nature of the approved Project which have a significant effect on coastal resources addressed in Chapter 25, Revised Ordinances of Honolulu (ROH), and/or Chapter 205A, Hawaii Revised Statutes (HRS), shall require a new application and permit. Any changes which do not have a significant effect on coastal resources shall be considered a minor modification and therefore permitted under this resolution, upon the review by and approval of the Director of the DPP.
- B. Prior to the approval of any development permit for the Project, the Applicant shall prepare an archaeological monitoring program for the review of and approval by the State Historic Preservation Division (SHPD); and, the Applicant shall provide the DPP with adequate written documentation that this has been accomplished. An archaeological monitor shall be present during all subsurface activities conducted during construction. Any deviation from this requirement shall first follow consultation with and written concurrence from the SHPD.

Furthermore, if during construction any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work and contact the SHPD immediately. Work in the immediate area shall be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.

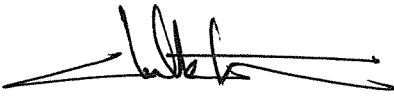
- C. Approval of this SMP does not constitute compliance with the Land Use Ordinance (LUO) or other governmental requirements, including building and/or grading permit approval. These are subject to separate review and approval. The Applicant shall be responsible for insuring that the final plans for the Project approved under this permit comply with all applicable LUO and other governmental provisions and requirements.
- D. Prior to the issuance of any development permit for the Project (other than a demolition permit for the existing parish hall), the Applicant shall obtain from the DPP a Waikiki Special District (Major) Permit and Conditional Use (Minor) Permit for joint development, as required for the Project.
- E. **The Applicant shall obtain a development permit for the proposed development within two years of the date of this permit.** Failure to obtain a development permit within this period shall render this permit null and void, provided that this period may be extended as follows: The Director of the DPP may extend this period if the Applicant demonstrates good cause, but the period

shall not be extended beyond one year from the initial deadline set by the City Council (Council).

If the Applicant demonstrates good cause for an extension exceeding one year, the Director shall prepare and submit to the Council a report on the proposed extension, which report shall include the Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution. If the Council fails to take final action on the proposed extension within the first to occur of: (1) 60 days after receipt of the Director's report or (2) the Applicant's then-existing deadline for obtaining a building permit, the extension shall be deemed to be denied.

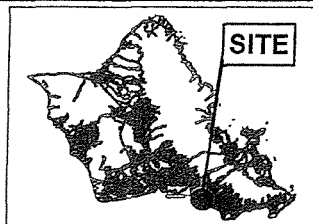
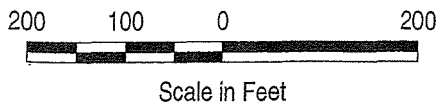
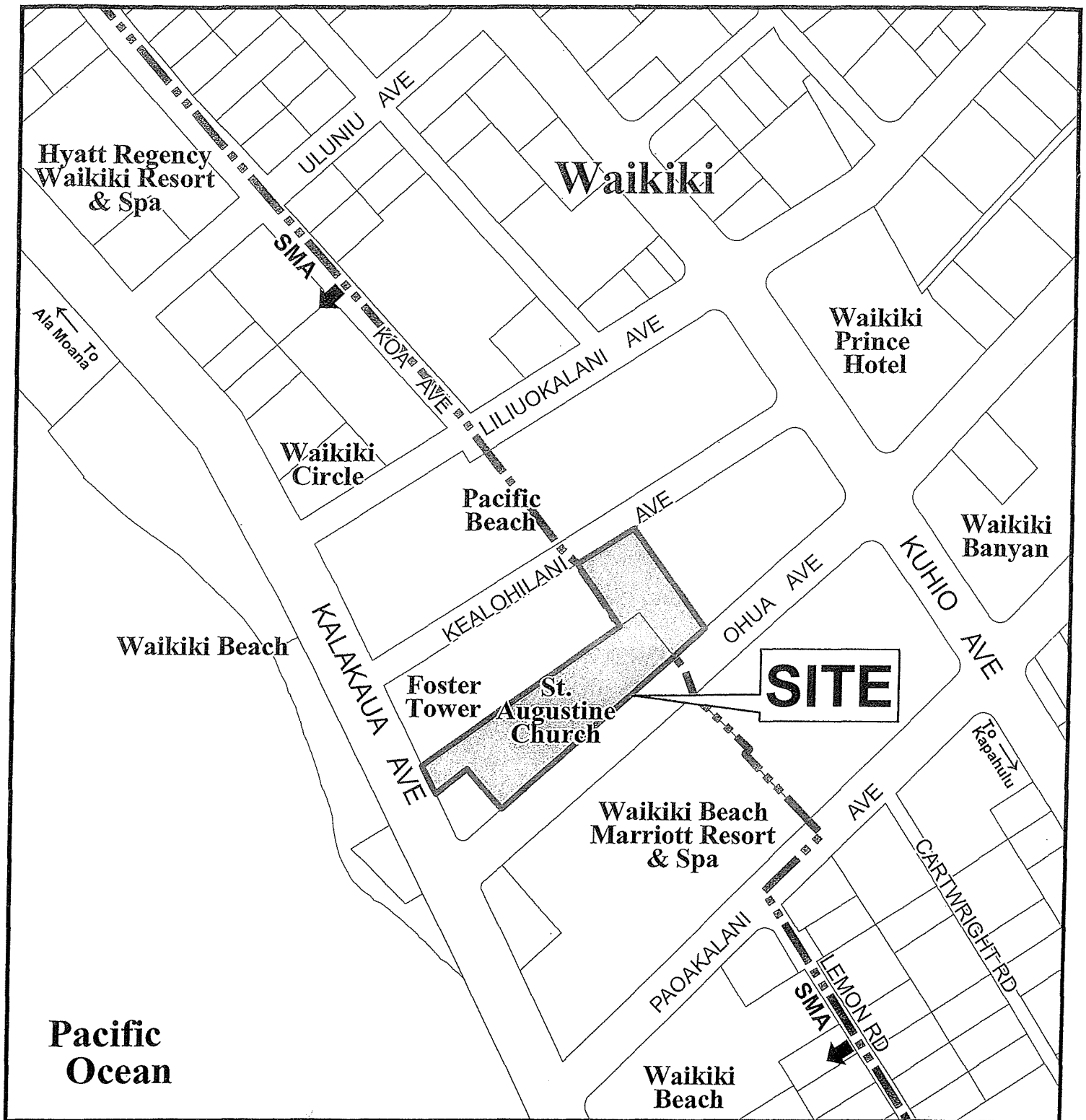
Dated at Honolulu, Hawaii, this 30th day of July, 2012.

Department of Planning and Permitting  
City and County of Honolulu  
State of Hawaii

By   
\_\_\_\_\_  
David K. Tanoue, Director

DKT:nw

Attachments



VICINITY MAP

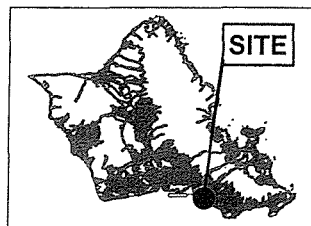
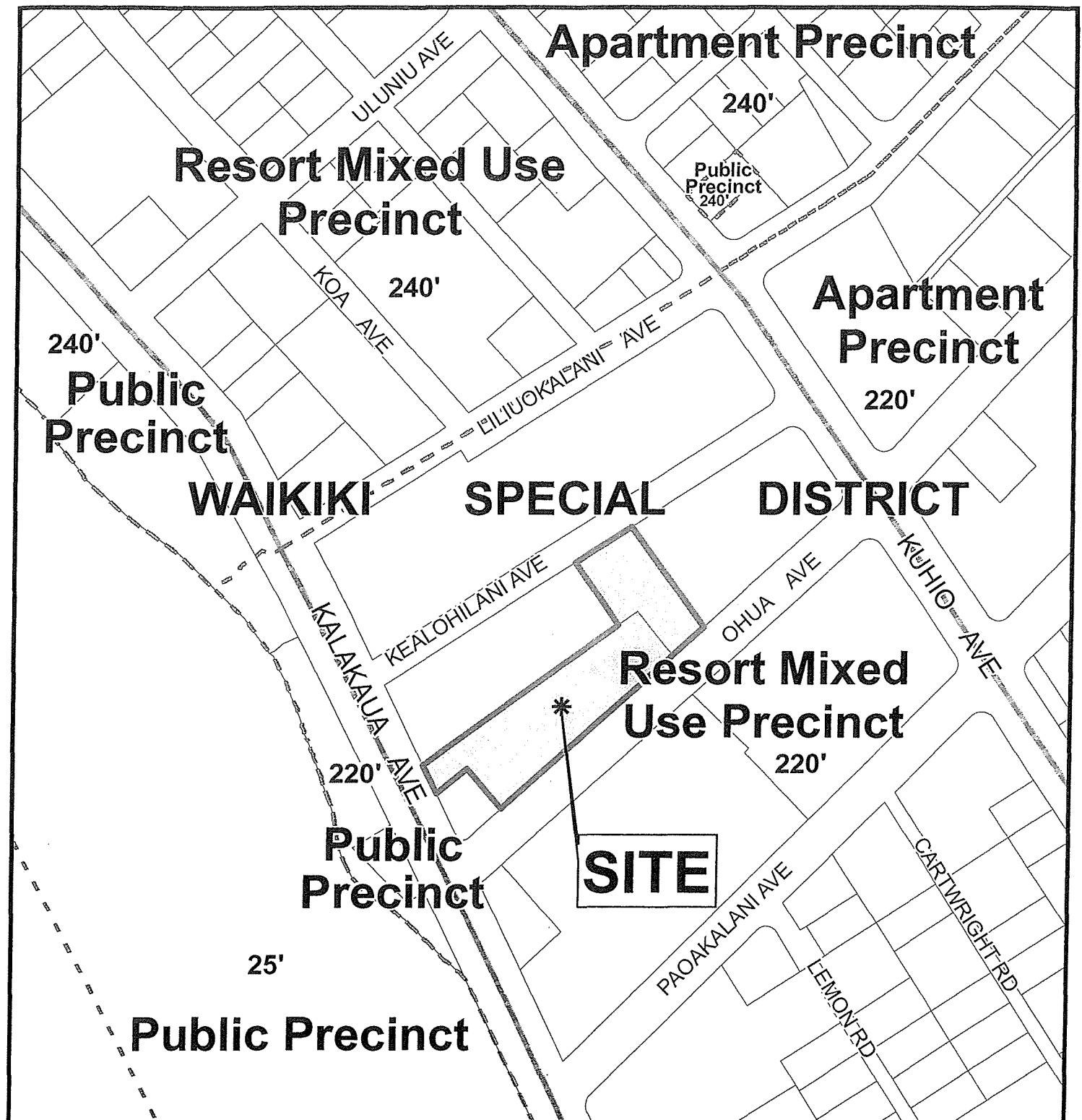
## LOCATION MAP WAIKIKI

TAX MAP KEY(S): 2-6-26: 12 & 15

FOLDER NO

2012/SMA-16

Exh. A



VICINITY MAP

200 100 0 200

Scale in Feet



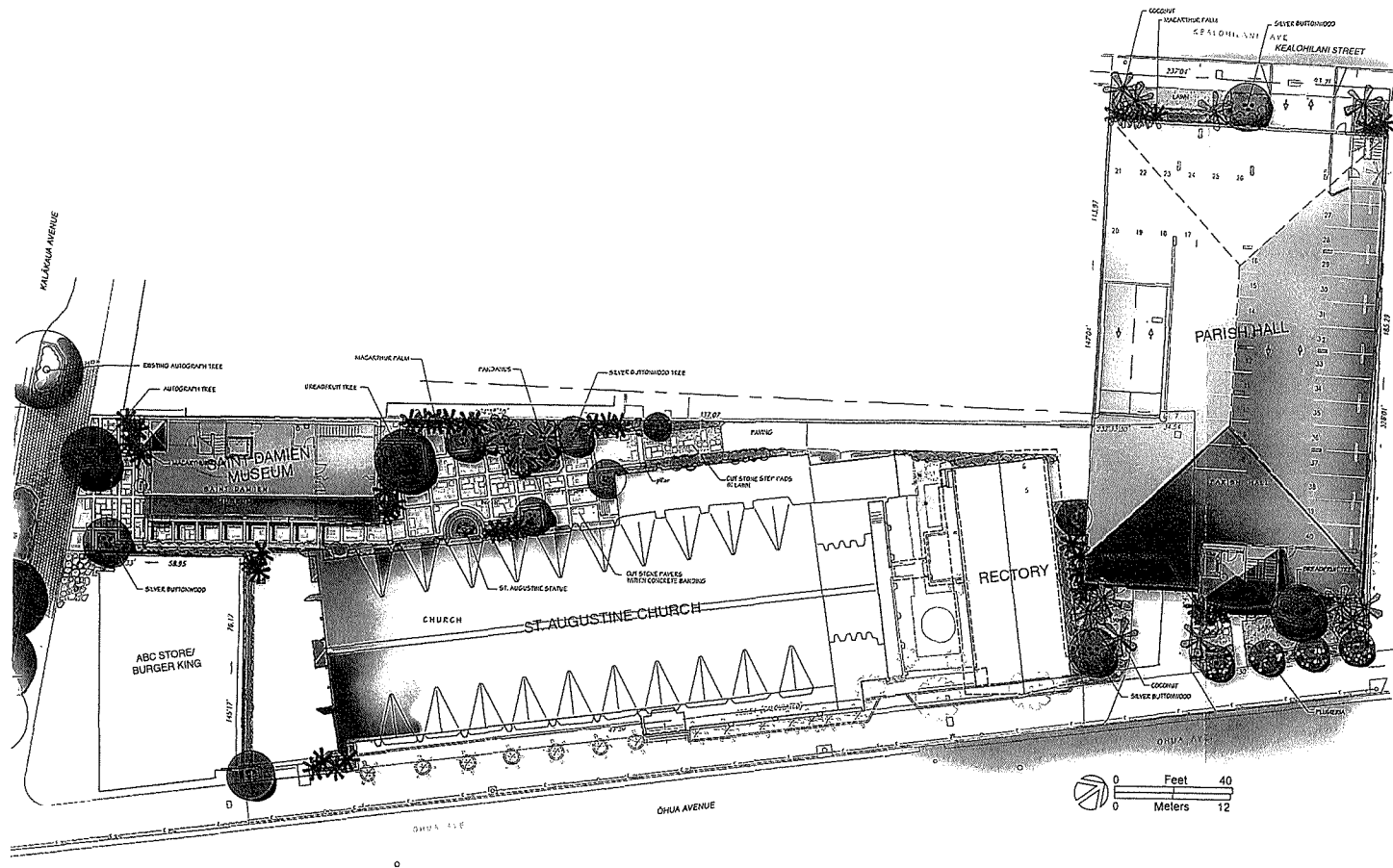
**PORTION OF  
ZONING MAP  
MOILIILI - KAIMUKI**

**TAX MAP KEY(S): 2-6-26: 12 & 15**

**FOLDER NO.**

**2012/SMA-16**

**EXH. B**

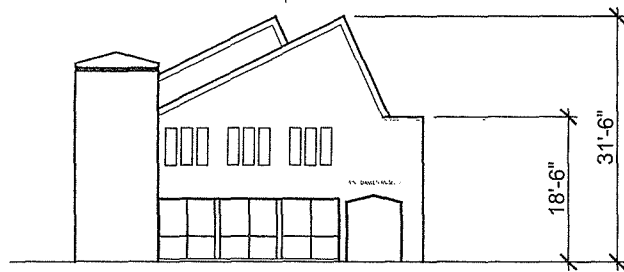


Source: Mason Architects, Inc. and Helber Hastert & Fee Planners, Inc., May 2010.

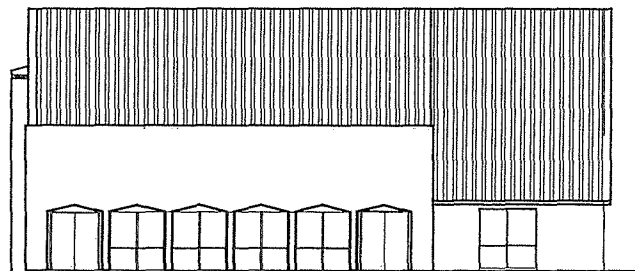
CONCEPTUAL SITE PLAN  
ST. AUGUSTINE-BY-THE-SEA CHURCH MASTER PLAN  
WAIKIKI, O'AHU, HAWAII

Figure 4

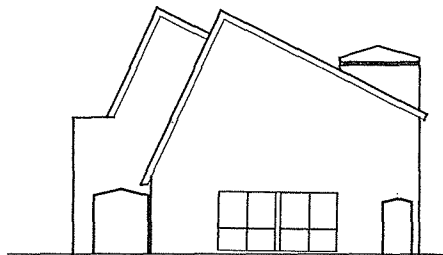
EXH. C-1



MAKAI ELEVATION



EAST ELEVATION



MAUKA ELEVATION

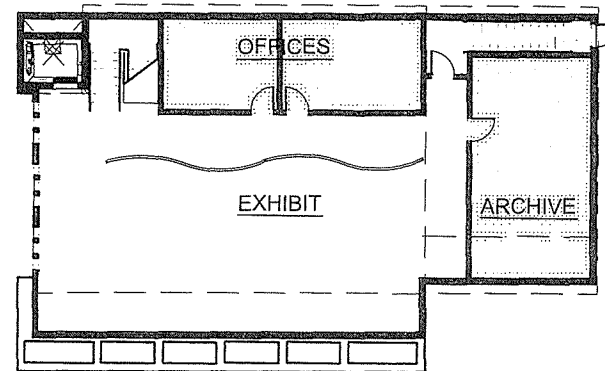
A1

## EXTERIOR ELEVATIONS

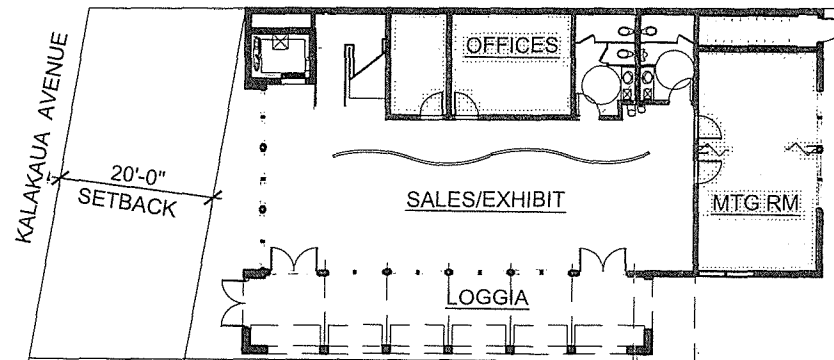
1/16" = 1'-0"

REF FROM:

0 4' 8' 16' 32'



UPPER FLOOR



LOWER FLOOR

C1

## FLOOR PLANS

1/16" = 1'-0"

REF FROM:

0 4' 8' 16' 32'

**M** ARCHITECTURE  
RESTORATION  
RENOVATION  
RESEARCH  
**Mason Architects**  
119 Merchant Street, Suite 501  
Honolulu, Hawaii 96813  
www.masonarch.com  
Voice: 808 536-0556  
Fax: 808 526-0577

## PROGRESS SET

Not for Construction

PROJECT  
**SAINT AUGUSTINE  
DEVELOPMENT PLAN**

130 OHUA STREET  
HONOLULU, HI  
(1) 2-6-026: 012 & 015

MARK	DATE	DESCRIPTION
ISSUE:		

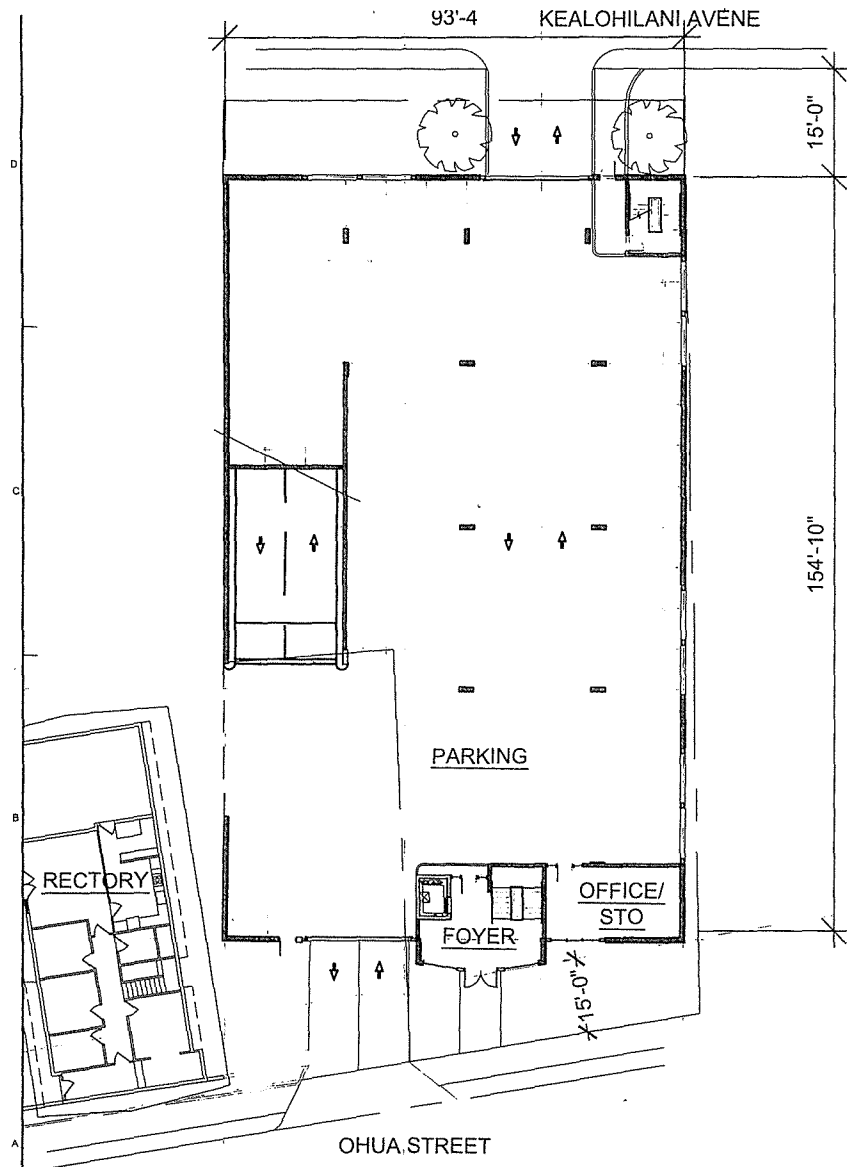
PROJECT NO:  
CAD DWG FILE: A2 - A5 Floor Plans & Elevs.dwg  
PLOTTED: Apr 16, 2012 - 4:17PM  
DESIGNED BY: BSS  
DRAWN BY: BSS  
CHECKED BY: GM

SHEET TITLE  
**SAINT AUGUSTINE CHURCH  
DEVELOPMENT PLAN**

FLOOR PLANS AND  
EXTERIOR ELEVATIONS

**FIGURE 5**

EXH. C-2



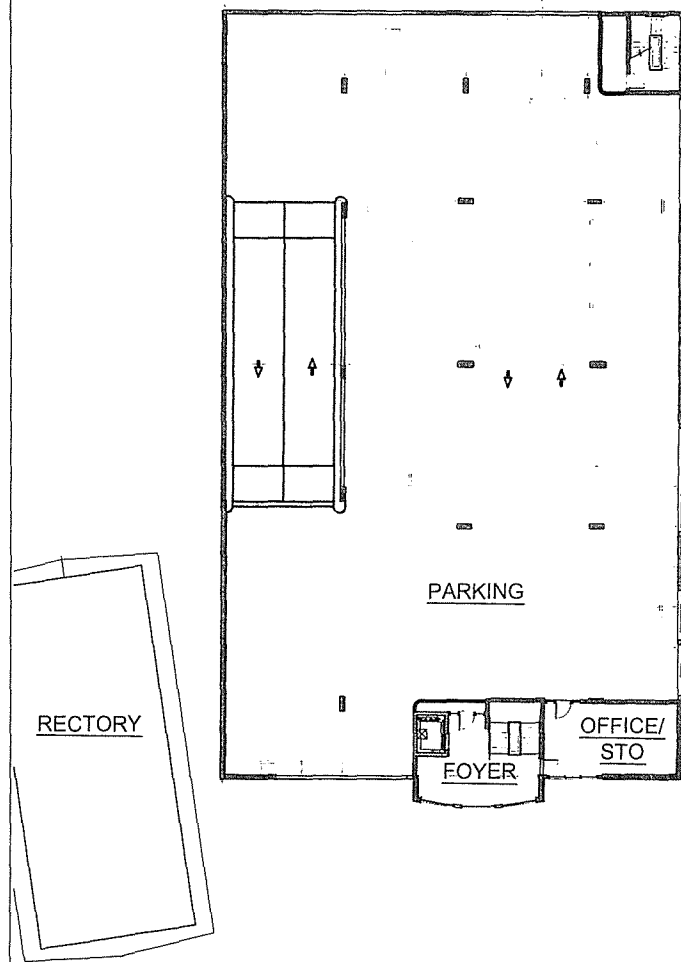
A1

## PARISH HALL - 1ST FLR PLAN

3/64" = 1'-0"

0 4' 8' 16' 32' 48'

REF FROM:



A3

## PARISH HALL - 2ND FLR PLAN

3/64" = 1'-0"

0 4' 8' 16' 32' 48'

REF FROM:

**M** ARCHITECTURE  
RESTORATION  
RENOVATION  
RESEARCH  
**Mason Architects**  
119 Merchant Street, Suite 501  
Honolulu, Hawaii 96813  
www.masonarch.com  
Voice: 808 536-0556  
Fax: 808 526-0577

## PROGRESS SET

Not for Construction

PROJECT  
SAINT AUGUSTINE  
DEVELOPMENT PLAN

130 OHUA STREET  
HONOLULU, HI  
(1) 2-6-026: 012 & 015

MARK	DATE	DESCRIPTION
ISSUE:		

PROJECT NO:  
CAD DWG FILE: A2 - A5 Floor Plans & Elevs.dwg  
PLOTTED: Apr 16, 2012 - 4:22PM  
DESIGNED BY: BSS  
DRAWN BY: BSS  
CHECKED BY: GM

SHEET TITLE  
SAINT AUGUSTINE CHURCH  
DEVELOPMENT PLAN  
PARISH HALL  
FLOOR PLANS  
FIRST AND SECOND FLRS

FIGURE 6

EXH. C-3





# Mason Architects

119 Merchant Street, Suite 501  
Honolulu, Hawaii 96813  
www.masonarch.com  
Voice: 808 536-0556  
Fax: 808 526-0577

## PROGRESS SET

Not for Construction

### PROJECT

### SAINT AUGUSTINE DEVELOPMENT PLAN

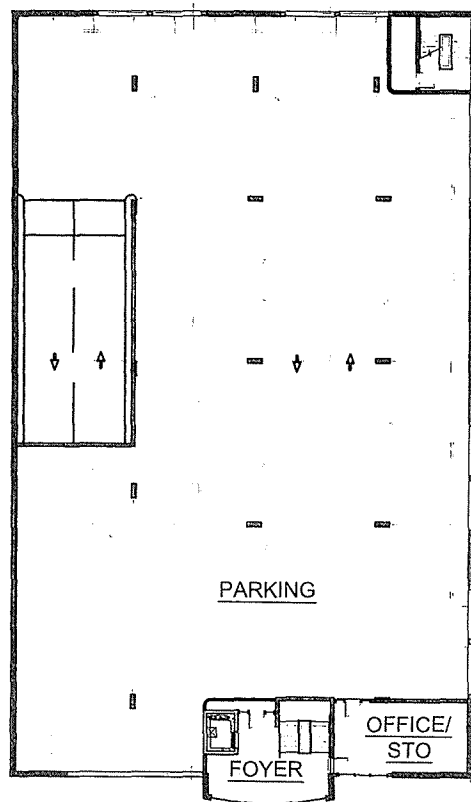
130 OHUA STREET  
HONOLULU, HI  
(1) 2-6-026: 012 & 015

MARK	DATE	DESCRIPTION
ISSUE:		

PROJECT NO:  
CAD DWG FILE: A2 - A5 Floor Plans & Elevs.dwg  
PLOTTED: Apr 16, 2012 - 4:23PM  
DESIGNED BY: BSS  
DRAWN BY: BSS  
CHECKED BY: GM

SHEET TITLE  
SAINT AUGUSTINE CHURCH  
DEVELOPMENT PLAN  
PARISH HALL  
FLOOR PLANS  
THIRD AND FOURTH FLRS

FIGURE 7



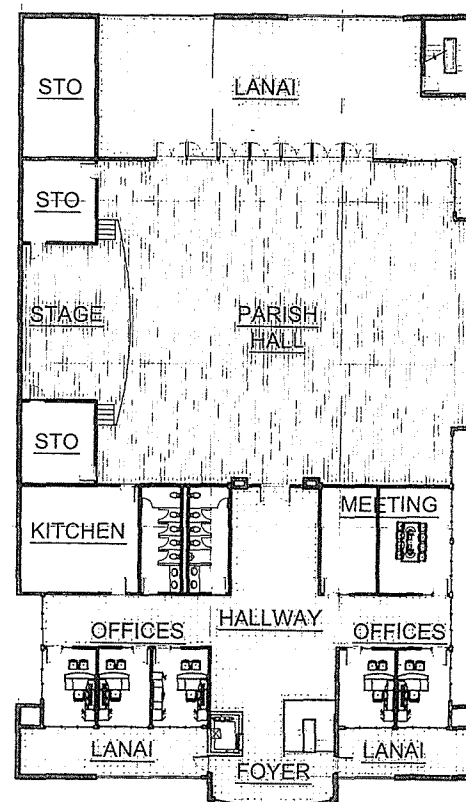
A1

## PARISH HALL - 3RD FLR PLAN

3/64" = 1'-0"

0' 4' 8' 16' 32' 48'

REF FROM:



A3

## PARISH HALL - 4TH FLR PLAN

3/64" = 1'-0"

0' 4' 8' 16' 32' 48'

REF FROM:

W.I.C.4

**PROGRESS SET**

Not for Construction

PROJECT

**SAINT AUGUSTINE  
DEVELOPMENT PLAN**

130 OHUA STREET  
HONOLULU, HI  
(1) 2-6-026: 012 & 015

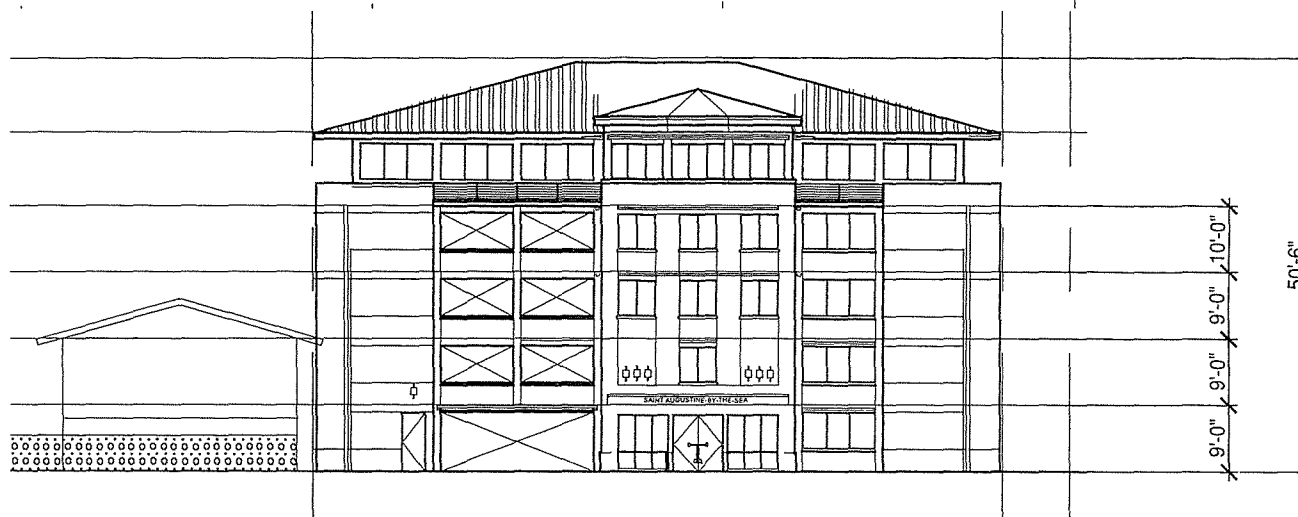
MARK	DATE	DESCRIPTION
ISSUE:		

PROJECT NO:  
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PLOTTED: Apr 16, 2012 - 3:42PM  
DESIGNED BY: BSS  
DRAWN BY: BSS  
CHECKED BY: GM

SHEET TITLE  
**SAINT AUGUSTINE CHURCH  
DEVELOPMENT PLAN**

PARISH HALL  
EXTERIOR ELEVATIONS

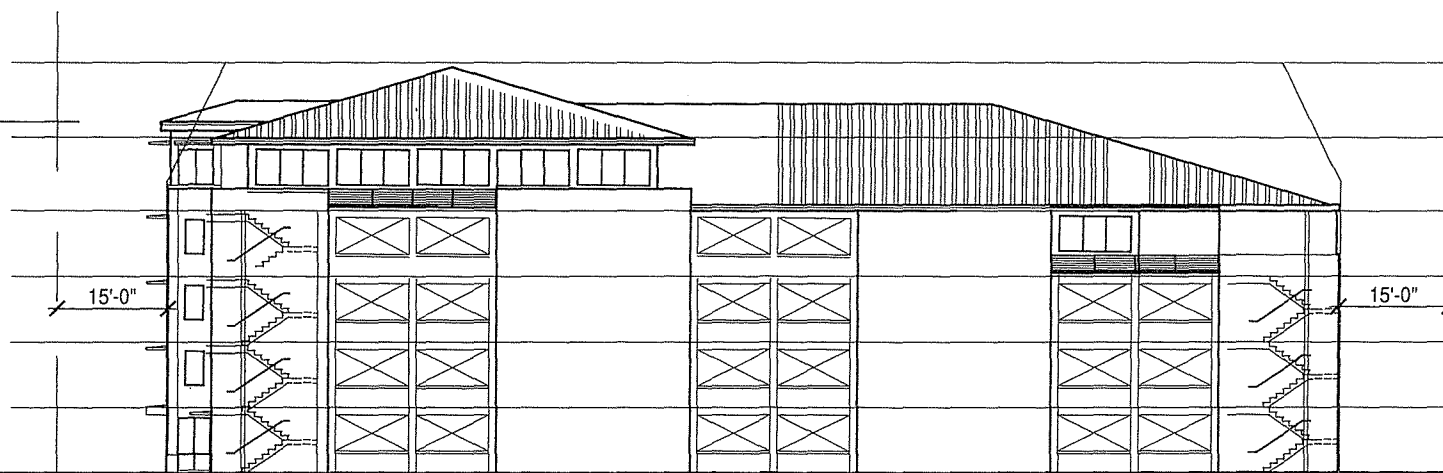
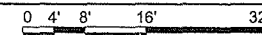
**FIGURE 8**



**C1** PARISH HALL - FRONT ELEVATION (OHUA ST)

1/16" = 1'-0"

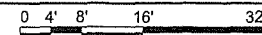
REF FROM:



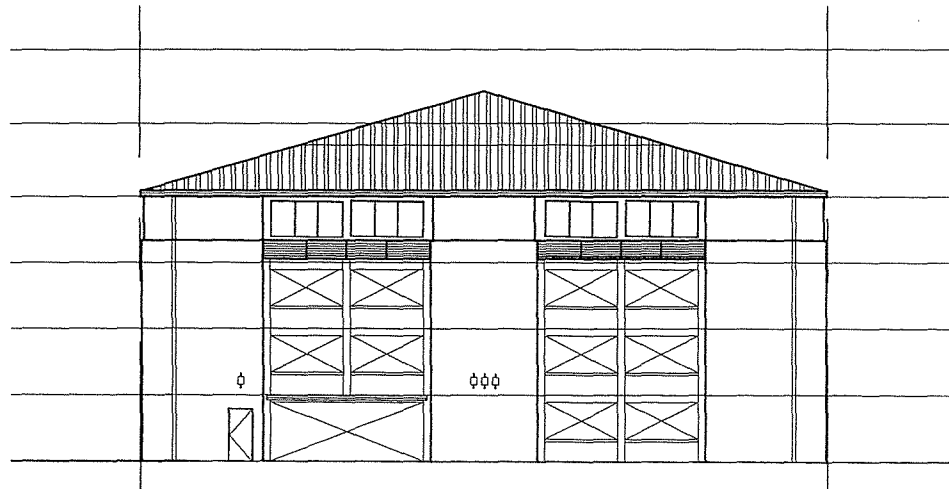
**A1** PARISH HALL - MAUKA ELEVATION

1/16" = 1'-0"

REF FROM:



EXH. C-5



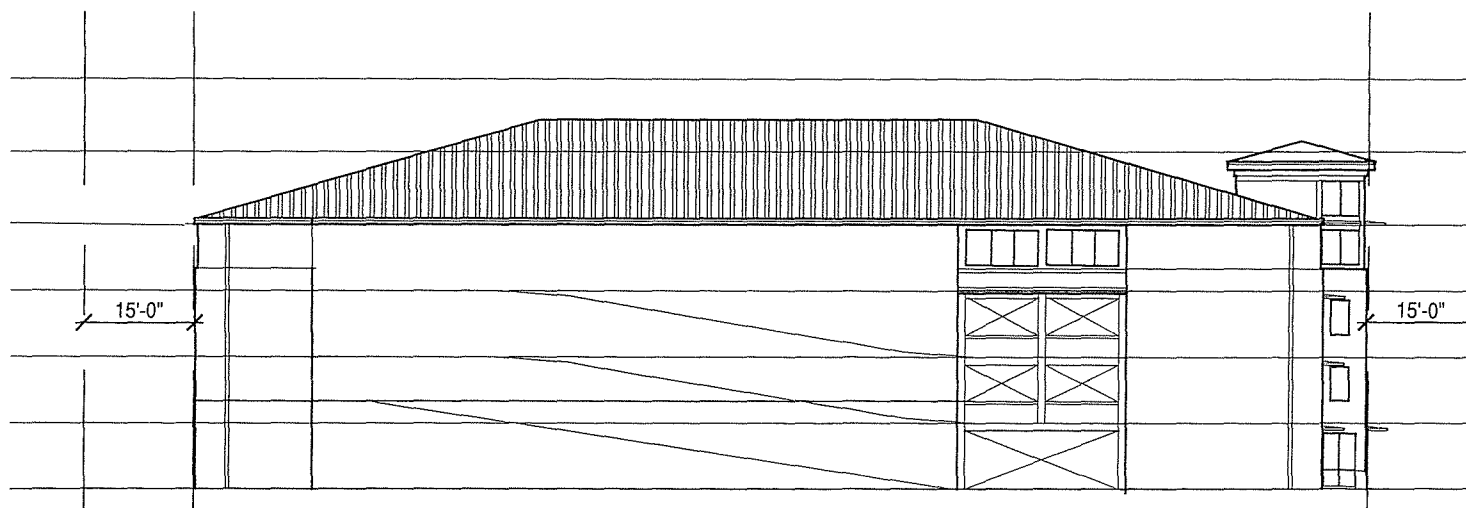
C1

# PARISH HALL - REAR ELEVATION (KEALOHILANI AVE)

1/16" = 1'-0"

REF FROM:

0 4' 8' 16' 32'



A1

# PARISH HALL - MAKAI ELEVATION

1/16" = 1'-0"

REF FROM:

0 4' 8' 16' 32'

## PROGRESS SET

Not for Construction

### PROJECT

SAINT AUGUSTINE  
DEVELOPMENT PLAN

130 OHUA STREET  
HONOLULU, HI  
(1) 2-6-026: 012 & 015

MARK	DATE	DESCRIPTION
ISSUE:		

PROJECT NO:  
CAD DWG FILE: A2 - A5 Floor Plans & Elevs.dwg  
PLOTTED: Apr 16, 2012 - 3:43PM  
DESIGNED BY: BSS  
DRAWN BY: BSS  
CHECKED BY: GM

SHEET TITLE  
SAINT AUGUSTINE CHURCH  
DEVELOPMENT PLAN

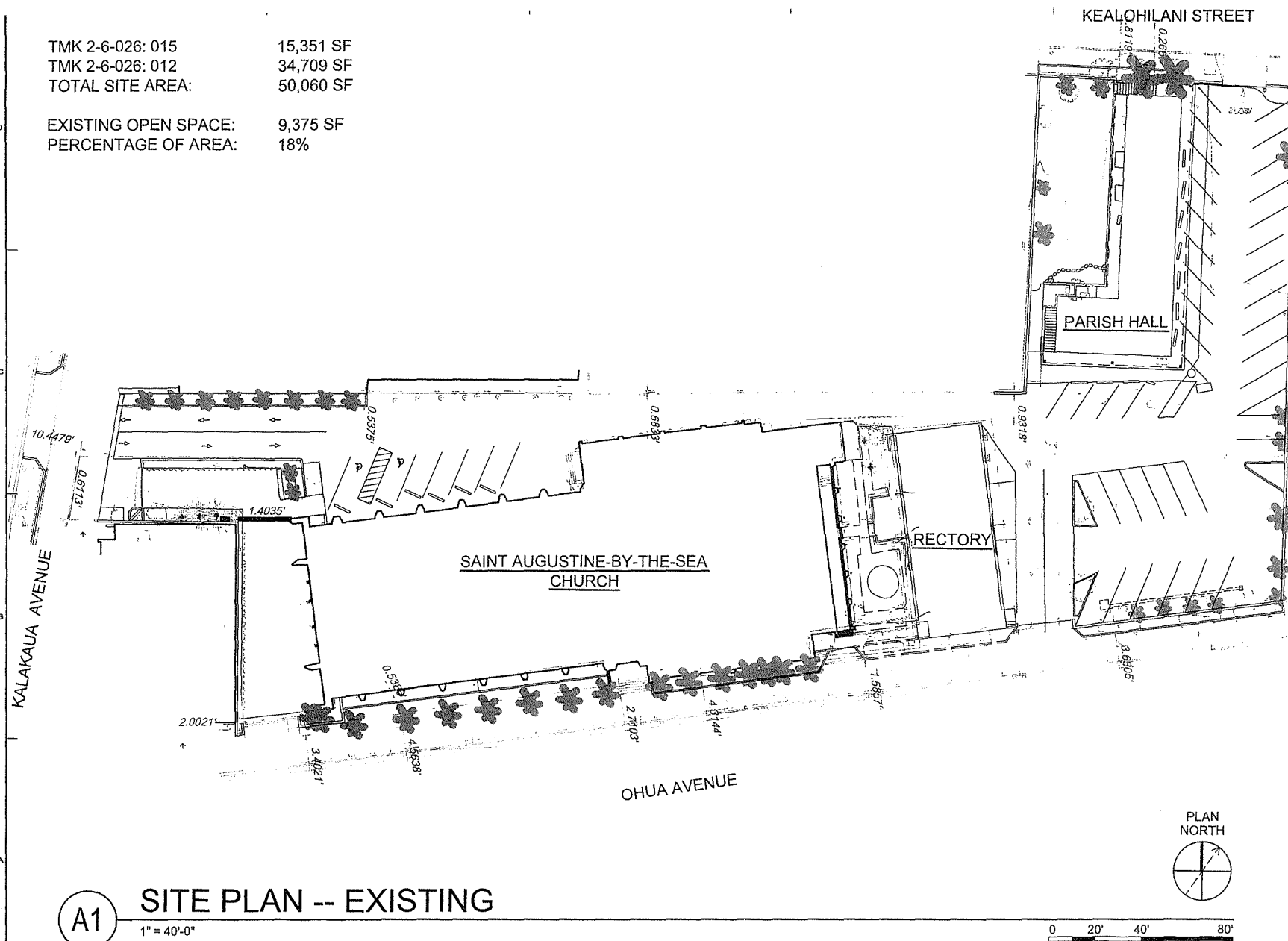
PARISH HALL  
EXTERIOR ELEVATIONS

FIGURE 9

EXT. C-6

TMK 2-6-026: 015 15,351 SF  
 TMK 2-6-026: 012 34,709 SF  
 TOTAL SITE AREA: 50,060 SF

EXISTING OPEN SPACE: 9,375 SF  
 PERCENTAGE OF AREA: 18%



A1

# SITE PLAN -- EXISTING

1" = 40'-0"

REF FROM:

**M** ARCHITECTURE  
 RESTORATION  
 RENOVATION  
 RESEARCH  
**Mason Architects**  
 119 Merchant Street, Suite 501  
 Honolulu, Hawaii 96813  
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## PROGRESS SET Not for Construction

PROJECT  
**SAINT AUGUSTINE  
 DEVELOPMENT PLAN**

130 OHUA STREET  
 HONOLULU, HI  
 (1) 2-6-026: 012 & 015

MARK	DATE	DESCRIPTION
ISSUE:		

PROJECT NO:  
 CAD DWG FILE: A1 - Site\_exist.dwg  
 PLOTTED: Apr 16, 2012 - 4:06PM  
 DESIGNED BY: BSS  
 DRAWN BY: BSS  
 CHECKED BY: GM

SHEET TITLE  
 SAINT AUGUSTINE CHURCH  
 DEVELOPMENT PLAN

EXISTING  
 SITE PLAN

**FIGURE 3**  
 SHEET 0 OF

EXH. D

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DEPARTMENT OF PLANNING AND PERMITTING  
CITY AND COUNTY OF HONOLULU  
STATE OF HAWAII

IN THE MATTER OF THE	)	
	)	
APPLICATION OF	)	FILE NO. 2012/SDD-23
	)	and 2012/SMA-16
ST. AUGUSTINE BY-THE-SEA	)	
CHURCH	)	
_____	)	

TRANSCRIPT OF PROCEEDINGS

The above-entitled matter came on for hearing at the Paki  
Hale, 3840 Paki Avenue, Honolulu, Hawaii on Friday, June 29,  
2012, commencing at 10:30 a.m., pursuant to Notice.

BEFORE: ANTHONY CHING, Hearings Officer  
LIN WONG, Staff Planner

## P R O C E E D I N G S

HEARINGS OFFICER CHING: My name is Tony Ching.

I'm today's Hearings Officer. Jeanne Sumida is the hearings reporter and Lin Wong is the staff planner for the project.

Today's public hearing involves a review of two permit applications being processed concurrently. The first is a Major Special District Permit No. 2012/SDD-23 and the other is Special Management Area Use Permit No. 2012/SMA-16. The applicant is St. Augustine by-the-Sea Church. It is located at 130 Ohua Street in Waikiki. The tax map key is 2-6-26: 12 and 15.

The proposal is for the construction of a new St. Damien Museum fronting Kalakaua Avenue; demolition of an existing parish hall fronting Kealohilani Street and replacing it with a new multi-purpose building to serve as a parish hall, provide office space and parking; and appurtenant site improvements.

This public hearing is held here at Paki Hale and is authorized pursuant to the provisions of Section 6-910 of the Charter of the City and County of Honolulu and Section 21-2.40-2 of the Land Use Ordinance, as amended. It also includes Section 25-5.3 of the Revised Ordinances of Honolulu and HRS Chapter 205A.

The notice of this public hearing was published in the Honolulu Star-Advertiser on June 8, 2012. This public

1 hearing serves two purposes. First, it provides our  
2 department with an opportunity to inform the public about  
3 this project; and, secondly, it provides an opportunity for  
4 the public to express their concerns and provide information  
5 to our department on the proposed project.

6 All development within the SMA is reviewed by the  
7 City Council to ensure that, one, adequate access to  
8 publicly owned or used beaches, recreation areas and natural  
9 reserves is provided; two, provisions are made for the solid  
10 and liquid waste treatment, disposition and management;  
11 three, alterations to existing land forms and vegetations  
12 and construction of structures shall cause minimum adverse  
13 effects to water resources, historic resources and scenic  
14 and recreational amenities. These guidelines embody the  
15 objectives and policies of Chapter 205A for the protection  
16 and preservation of recreational resources, scenic and open  
17 spaces, historic resources, coastal hazards and coastal  
18 ecosystems.

19 Minutes of this meeting, as well as the written  
20 testimonies, will be forwarded to the City Council no later  
21 than 20 working days from the close of this public hearing.  
22 In addition, a report and recommendation, together with the  
23 transcript of the hearing from the Department of Planning  
24 and Permitting, will be submitted to the City Council.

25 Persons wishing to testify should fill out the

1 speaker registration forms and give them to Jeanne, our  
2 hearings reporter, along with any written testimonies.

3 Our procedures for this public hearing will be as  
4 follows: First, Lin will explain the application as  
5 submitted. I will then ask the applicant to provide any  
6 additional information on the proposed project. Following  
7 that, I will call upon members of the audience to speak in  
8 the order in which they have registered. We'll ask each  
9 speaker to begin by stating their name and, if applicable,  
10 the organization which they represent.

11 Now, we'll start with Lin who will make a brief  
12 presentation on the project.

13 MS. WONG: Good morning. My name is Lin Wong, the  
14 staff planner with the Department of Planning and  
15 Permitting.

16 Very briefly, the applicant here is the Roman  
17 Catholic Church of Hawaii. The proposal is to build a new  
18 St. Damien Museum along the Kalakaua frontage at St.  
19 Augustine Church in Waikiki and to demolish and replace an  
20 existing parish hall with a new multi-purpose building that  
21 will include a new parish hall, parking and accessory office  
22 space along with appurtenant site improvements.

23 The project went through the environmental review  
24 process and a FONSI, a finding of no significant impact, was  
25 issued on March 8, 2012.



1           The site itself consists of two parcels totaling a  
2 little more than 50,000 square feet. It has three  
3 frontages, Kalakaua Avenue, Ohua Avenue and Kealohilani  
4 Street. The site is zoned Resort Mixed Use and it is within  
5 the Waikiki and Special Management Area Districts.

6           The site is level with existing structures and an  
7 at-grade parking. The St. Augustine Church and the rectory  
8 will remain unchanged under this proposal. The parish hall  
9 will be demolished and replaced with a new multi-purpose  
10 building.

11           A little bit about the new structures. The St.  
12 Damien Museum will be a two-story structure with 3,000  
13 square feet of footprint and 5,500 square feet of floor  
14 area. It will essentially eliminate the existing driveway  
15 access to Kalakaua Avenue. The new multi-purpose building  
16 will have three levels of parking and the fourth floor will  
17 consist of a new parish hall. The footprint will be about  
18 14,785 square feet with a floor area of more than 17,000  
19 square feet. There will be 114 parking spaces within the  
20 structure. Vehicular access will be primarily from Ohua  
21 Avenue with a secondary access from Kealohilani Street.

22           At this point I will turn it over to the applicant  
23 to elaborate on the proposal.

24           MR. SATO: We don't have anything to add right  
25 now.

1           HEARINGS OFFICER: For the record, could you  
2 identify yourself?

3           MR. SATO: My name is Ronald Sato with Helber  
4 Hastert & Fee. We appreciate Lin's staff report. At this  
5 time we don't have anything further to add, but maybe later  
6 on we may present more information.

7           HEARINGS OFFICER: Okay.

8           What we'll do is we'll start with the testimonies.  
9 The first person is Cynthia Vaillancourt.

10          MS. VAILLANCOURT: Thank you. I appreciate you  
11 for taking the time for taking testimony. I do want to make  
12 sure that my written testimony is already in the file.

13          My name is Cynthia Vaillancourt and I represent  
14 myself as a private citizen but also as a member of St.  
15 Augustine Church. In addition to the points that were  
16 already made in the written testimony that's already been  
17 provided, in terms of a user going back and forth with the  
18 church and just hearing that we are going to eliminate the  
19 Kalakaua exit, just that alone will improve the safety  
20 significantly. I'm sure that you've done your due diligence  
21 and have been there during the times when the church is the  
22 most active. It's a very, very active place. There's a  
23 tremendous amount of foot traffic there from folks just  
24 walking by. It is really a hazard as it stands right now.  
25 So that would be something that will be something that

1 everyone would be in favor of. If we can eliminate some of  
2 these issues, so much the better because as we know, here in  
3 Honolulu we have a great deal of pedestrian traffic. So  
4 anything we can do, it'll be good to do.

5 In addition to some of the other things in terms  
6 of being a good neighbor, this is one of the things that  
7 will keep Honolulu on the map in terms of our growing global  
8 presence. We know that we are always trying to be in the  
9 forefront of things. We've had APEC that was a huge success  
10 here. Again, it brought us a lot of international  
11 publicity. We've got the RIMPAC in town this week. We've  
12 got 20,000 people coming into town this month alone. And  
13 you know what, if we can have some of these people spread  
14 out into some other areas of Waikiki, not only is it good  
15 for the goals of what the church stands for, but also for  
16 what it is that Hawaii as the 50th state stands for because  
17 we are the state in the nation that really reaches out to  
18 people. People come here from very, very far distances and  
19 anything else that we can provide for them in a safe,  
20 effective and efficient manner for them to be able to enjoy  
21 what it is that we provide here -- whether it's on a  
22 spiritual level, historic -- I think that we really ought to  
23 stand behind it and help make that a reality for our  
24 residents here in the state and across the nation and our  
25 local neighbors.

1 Any questions that you have for me?

2 HEARINGS OFFICER: No. Thank you.

3 MS. VAILLANCOURT: Thank you for your attention.

4 HEARINGS OFFICER: The next speaker is Michael  
5 Carroll followed by Cynthia Smith.

6 MR. CARROLL: Good morning. My name is Mike  
7 Carroll. I represent several owners at Foster Tower who own  
8 lower units; units 201, 205, 206, 301, 401, 405, 406, 601,  
9 602 and 2501.

10 My clients submitted written testimony in  
11 opposition. We submitted testimony. And just briefly, one  
12 of our concerns is the location height of the museum. The  
13 opposition that we have is that it obstructs some of the  
14 views of our lower units on the makai side.

15 One of our units -- this is in our written  
16 materials -- is Unit 201. It's on the lower Diamond Head  
17 side that's located adjacent to where the museum is being  
18 proposed. Our concern here is that the museum is going to  
19 obstruct some of the views for this unit and other units.

20 The next chart that I have shows the actual  
21 location of the museum from the street view. From the  
22 applicant's EA, you can see it's above the height of some of  
23 our units and would impact our view. There's no current  
24 setback. While it's a two-story building, the actual height  
25 is roughly about three stories at 31 feet.

1           So one of our concerns is that there hasn't been  
2       adequate consideration for the view plains of our residents  
3       and we would like that to be considered in this review  
4       process.

5           We've also submitted written testimony and we'll  
6       stand by our written testimony. Thank you.

7           HEARINGS OFFICER: Thank you very much.

8           Cynthia Smith followed by John Connolly.

9           MS. SMITH: My name is Cynthia Smith and I not  
10      only represent someone who's lived in Hawaii a long time but  
11      also my father who lives in 304 in Foster Tower. Mainly  
12      it's the elimination of the green -- what very little green  
13      that's in Waikiki will very likely be eliminated. It's a  
14      very narrow space. And another factor is the chillers, the  
15      air conditioning units for the museum is fronting -- it's  
16      very loud. You know, you have that all day long. The  
17      church as it is, you can hear their air conditioning but  
18      it's only during services. Unless it goes off, you really  
19      don't notice it. So it's the noise element and the museum  
20      will be open quite a while, all day I imagine. So I just  
21      think that space is a little small.

22           And then also if there is a variance allowed, if  
23      this involves any variance --

24           MS. WONG: It doesn't actually.

25           HEARINGS OFFICER: Not that we know of.

1 MS. SMITH: Okay. So mainly that, you know.

2 And, also, you know, they say two stories but it's  
3 three stories. So that kind of impacts. And the view, of  
4 course. I don't see the parish hall as being a major  
5 impact. Thank you.

6 HEARINGS OFFICER: I have a question. You said  
7 your father lives in 304. Is that on the same side as Mike  
8 just talked about?

9 MS. SMITH: Yes. So it's really close. You know,  
10 there's not a lot of room there if you measure it. It's a  
11 driveway distance. Thank you.

12 HEARINGS OFFICER: Thank you very much.

13 The next person is John Connolly.

14 MR. CONNOLLY: Good morning. My name is John  
15 Connolly. I reside at 1837 Kalakaua. I've been on and off  
16 worshipping at St. Augustine for 50 some odd years. I  
17 remember the old church. It was great. There was not much  
18 around there. They had quite a presence then. Now they  
19 have a beautiful church and they want to upgrade the hall  
20 which I think will be very good. I never thought about the  
21 parking problem, going in and out. I think overall with  
22 more parking there it will help out the community and for  
23 our worship of our newly saints that are coming up. And I  
24 just think it would be a great asset for Waikiki on that  
25 end. That's about all I have to say. Thank you.

1 HEARINGS OFFICER: Thank you very much.

2 Is there anyone else that wishes to testify  
3 today?

4 Would you like to add anything else?

5 MR. SATO: I'm Ron Sato from Helber Hastert & Fee  
6 and Barbara Shideler from Mason Architects.

7 I'd just like to comment on a few things. I know  
8 you have a lot of written testimonies that were submitted as  
9 well. The height limit for the property is 220 feet. Right  
10 now the height of the museum is a couple floors with the  
11 roof and Barbara will talk a little bit about that.

12 As far as the space, I think the floor area  
13 they're allowed is about 116,000 square feet. Right now the  
14 total it's about 21,000 that they're actually using. So  
15 there's a lot more room that they could use but they're  
16 not.

17 As far as green space, actually the project is  
18 increasing the amount of open space. They're providing more  
19 landscaping and green space on the property with the  
20 changes.

21 I'll turn it over to Barbara. She can comment a  
22 little about some of the concerns about the views.

23 MS. SHIDELER: Thank you. Barbara Shideler from  
24 Mason Architects.

25 I do want to point out that we will be setting the

1 building back the required 20 feet from the property line  
2 which creates a rather nice plaza at the front entry that  
3 will be landscaped. We are also using the area between the  
4 back of the proposed Damien Museum and the church, which is  
5 now all asphalt driveway that abuts Foster Tower, with  
6 additional landscaped space. So we are increasing the green  
7 against your building.

8 The air conditioning wall unit is still schematic.  
9 We will endeavor to shield the air conditioning equipment.  
10 Foster Tower does have a good deal of condensing equipment  
11 along this elevation as well. We certainly don't want the  
12 church to be affected adversely by noise and we don't want  
13 the neighbors to be. We will be landscaping around the new  
14 parish hall as well.

15 SPEAKER: Can I ask a question? Is there going to  
16 be parking on the ground or is it going to be on the roof?

17 HEARINGS OFFICER: Excuse me. Could you identify  
18 yourself for the record?

19 MS. VANCOLIC: Oh, I'm sorry. I'm Ann Vancolic  
20 and I'm a parishioner at St. Augustus.

21 My question was whether there was going to be any  
22 ground parking or is it all going to be in the structure?

23 MS. SHIDELER: It will mostly be in the structure.  
24 We probably will have a loading zone or two that's outside  
25 of the building because of the height that's required for



1 loading spaces. But we will have 27 spaces or so on the  
2 ground floor, but it will be on the ground level of the  
3 structure.

4 We brought a modified elevation where we drew in  
5 the line of the adjacent Foster Tower. There's an existing  
6 lava rock wall against the property line. In the back of  
7 the Damien Museum will be about that height of the stone  
8 wall. The roof will be sloped away from your property. So  
9 we're keeping as low profile as we can. It is two floors.  
10 As Ron pointed out, it is permissible to go to 220 in that  
11 area. The church has no intention of developing to that  
12 degree.

13 I'm not sure what else to add to that.

14 MR. SATO: I guess just to point on that drawing  
15 that the rock wall is about 22 feet tall and right now  
16 they're going to extend further inland, mauka from that rock  
17 wall and landscape and tall trees that extend pretty much to  
18 that 22, 25 foot tall height which is pretty much where that  
19 building will be. And as Barbara pointed out, that's an  
20 outline of the adjacent tower. So as you can see, there is  
21 a lot of space. There's an open lanai area.

22 HEARINGS OFFICER: Are you saying there's some  
23 existing landscaping between Foster Tower and St. Augustine  
24 Church now?

25 MR. SATO: Yes, a line of trees.

1           HEARINGS OFFICER: Is that already in front of  
2 those units, the lower units?

3           MS. SHIDELER: No, it is not.

4           HEARINGS OFFICER: It's further back?

5           MS. SHIDELER: It's further back. It's further  
6 forward, the landscaping, along the side of the building and  
7 the rock wall. And it's in about a three-foot planter along  
8 the side of the driveway.

9           HEARINGS OFFICER: What is the purpose of this  
10 22-foot high rock wall? Is that part of the building?

11          MS. SHIDELER: It's existing. It's actually on  
12 Foster Tower's property.

13          HEARINGS OFFICER: That's part of their building?

14          MS. SHIDELER: That's part of their building,  
15 associated with the shops on the ground floor.

16          MS. WONG: So the height of the wall is 22 feet?

17          MS. SHIDELER: Yes, it is. It's 22 feet four.  
18 We're trying to keep it the same height as the existing wall  
19 and not extend beyond that. The roof does, though, extend  
20 above that.

21          MS. WONG: And the high pitch of the roof is --

22          MS. SHIDELER: It is 32 feet at the front of the  
23 property.

24          MR. SATO: One more thing I want to add. As far  
25 at the historic architecture, Mason Architects have

1 coordinated the drawing of their plans with the State  
2 Historic Preservation Division to ensure that the design of  
3 the building does not conflict with the historic character  
4 of the church which is a historic site.

5 HEARINGS OFFICER: Thank you very much.

6 Is there anyone else that wishes to testify? Yes,  
7 sir?

8 SPEAKER: I just have a comment.

9 HEARINGS OFFICER: Can you come up, please, and  
10 state your name for the record?

11 MR. KAUMUKI: I'm John Kaumuki. My comment is  
12 this: I heard from the Foster Tower lady and their lawyer  
13 -- and obviously I'm a St. Augustine parishioner. You know,  
14 in recent past history the condominium at the corner of  
15 Kapiolani and Ward -- today it's called the Symphony and  
16 before it was called something else.

17 HEARINGS OFFICER: It hasn't been developed yet.

18 MR. KAUMUKI: No, no, no. Just recently they got  
19 a variance between the building.

20 HEARINGS OFFICER: Okay.

21 MR. KAUMUKI: But my point is this: For them to  
22 go that heigh, they had to purchase the air space for  
23 another property around the corner. And this happened to be  
24 the Catholic graveyard on King Street. And that was the  
25 situation that they had to purchase that to go to that

1 height that they expect to go today.

2 So if the opposition to the bill is or they're  
3 afraid of the church building higher than they would like,  
4 there is always the possibility of them trying to purchase  
5 the air space above the church. But, of course, that would  
6 include -- I mean somebody would have to pay for it, you  
7 know.

8 So I'm just -- you know, after listening to  
9 everything, maybe that's a possibility. You know, I mean I  
10 don't think the church has even thought about it. But just  
11 a comment as I was sitting there I realized that there is a  
12 precedent for this and that it happened. You know, maybe  
13 that's something that the lawyer can think about and the  
14 people can work together.

15 HEARINGS OFFICER: Well, I think the purchasing of  
16 air rights may be allowed in Kakaako which is under the  
17 state jurisdiction --

18 MR. KAUMUKI: Yes.

19 HEARINGS OFFICER: -- with the Hawaii Community  
20 Development Authority. But within the city's zoning  
21 regulations, we have no provisions for that.

22 MR. KAUMUKI: I see. I see. Okay. Well, I  
23 thought that that might be something that might solve this  
24 problem, you know, something that they can think about.

25 HEARINGS OFFICER: Thank you.

1 Is there anyone else that wishes to testify today?  
2 Seeing that there is no one, the information that was  
3 obtained at today's public hearing will assist the  
4 Department of Planning and Permitting in assessing the  
5 impacts associated with the proposed project.

6           The director will make his recommendation on this  
7   application on or about --

8 MS. WONG: It's 20 working days.

9 HEARINGS OFFICER: It's 20 working days. So it'll  
10 probably be about four weeks from now. So any written  
11 comments or testimonies received by our department by  
12 July 5, 2012 will be included in the hearing record. Anyone  
13 wishing to obtain a copy of the director's decision may  
14 request it through the hearings reporter.

15           The decision on the SMA use permit will be made by  
16   the City Council. The Special District Permit will be made  
17   by the director ten days after the City Council has made  
18   their decision on the project.

19 Thank you for attending. The public hearing is  
20 now closed.

21                   (Whereupon, on June 29, 2012, the hearing was  
22   adjourned.)

23 -o0o-

24 Respectfully submitted by:

25 Jeanne Sumida



## RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT FOR ST. AUGUSTINE BY-THE-SEA CHURCH TO CONSTRUCT A ST. DAMIEN MUSEUM; DEMOLISH AND REPLACE AN EXISTING PARISH HALL (INCLUDING A NEW MULTI-PURPOSE BUILDING WITH PARKING, PARISH HALL, OFFICES, AND STORAGE SPACES); AND APPURTENANT SITE IMPROVEMENTS.

WHEREAS, the Department of Planning and Permitting (DPP) on May 7, 2012, accepted the application (File No. 2012/SMA-16) of the St. Augustine By-the-Sea Church herein referred to as the Applicant, for a Special Management Area Use Permit (SMP) for the construction of a new St. Damien Museum; demolition and replacement of an existing parish hall, including a new multi-purpose building with parking, parish hall, offices, and storage spaces; and appurtenant site improvements; and

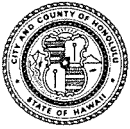
WHEREAS, on June 29, 2012, the DPP held a public hearing which was attended by the Applicant, Agent, and several members of the community; and

WHEREAS, on July 30, 2012, within 20 working days after the close of the public hearing, the DPP having duly considered all evidence and the review guidelines as established in Sections 25-3.1 and 25-3.2, Revised Ordinances of Honolulu (ROH), and Sections 205A-2 and 205A-26, Hawaii Revised Statutes (HRS), completed its report and transmitted its findings and recommendation of approval to the Council; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP on \_\_\_\_\_, and at its meeting of \_\_\_\_\_, having duly considered all of the findings and reports on the matter, approved the subject application for an SMP with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMP be issued to the Applicant under the following conditions:

- A. Construction and operation of the new St. Damien Museum, multi-purpose building, and appurtenant site improvements shall be in general conformity with the Project as described in the Report and Recommendation of the Director of the Department of Planning and Permitting (DPP), referenced herein, and the plans attached hereto as Exhibits C-1 through C-6 (referenced as Attachments 1 through 6 in the attached Draft Resolution). Any changes in the size or nature of the approved Project which have a significant effect on coastal resources addressed in Chapter 25, Revised Ordinances of Honolulu (ROH), and/or



## RESOLUTION

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Chapter 205A, Hawaii Revised Statutes (HRS), shall require a new application and permit. Any changes which do not have a significant effect on coastal resources shall be considered a minor modification and therefore permitted under this resolution, upon the review by and approval of the Director of the DPP.

- B. Prior to the approval of any development permit for the Project, the Applicant shall prepare an archaeological monitoring program for the review of and approval by the State Historic Preservation Division (SHPD); and, the Applicant shall provide the DPP with adequate written documentation that this has been accomplished. An archaeological monitor shall be present during all subsurface activities conducted during construction. Any deviation from this requirement shall first follow consultation with and written concurrence from the SHPD.

Furthermore, if during construction any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work and contact the SHPD immediately. Work in the immediate area shall be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.

- C. Approval of this SMP does not constitute compliance with the Land Use Ordinance (LUO) or other governmental requirements, including building and/or grading permit approval. These are subject to separate review and approval. The Applicant shall be responsible for insuring that the final plans for the Project approved under this permit comply with all applicable LUO and other governmental provisions and requirements.
- D. Prior to the issuance of any development permit for the Project (other than a demolition permit for the existing parish hall), the Applicant shall obtain from the DPP a Waikiki Special District (Major) Permit and Conditional Use (Minor) Permit for joint development, as required for the Project.
- E. **The Applicant shall obtain a development permit for the proposed development within two years of the date of this permit.** Failure to obtain a development permit within this period shall render this permit null and void, provided that this period may be extended as follows: The Director of the DPP may extend this period if the Applicant demonstrates good cause, but the period shall not be extended beyond one year from the initial deadline set by the City Council (Council).



CITY COUNCIL  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. \_\_\_\_\_

## RESOLUTION

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If the Applicant demonstrates good cause for an extension exceeding one year, the Director shall prepare and submit to the Council a report on the proposed extension, which report shall include the Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution. If the Council fails to take final action on the proposed extension within the first to occur of: (1) 60 days after receipt of the Director's report or (2) the Applicant's then-existing deadline for obtaining a building permit, the extension shall be deemed to be denied.

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk be and is directed to transmit copies of this resolution to David K. Tanoue, Director of the Department of Planning and Permitting, 650 South King Street, Seventh Floor, Honolulu, Hawaii 96813; Father Lane Akione, St. Augustine By-the-Sea Church, 130 Ohua Avenue, Honolulu, Hawaii 96815; Ronald A. Sato, Helber Hastert & Fee Planners, Inc., 733 Bishop Street, Suite 2590, Honolulu, Hawaii 96813; and Jesse K. Souki, Director of the Office of Planning (Attention: Coastal Zone Management Branch), P. O. Box 2359, Honolulu, Hawaii 96804.

INTRODUCED BY:

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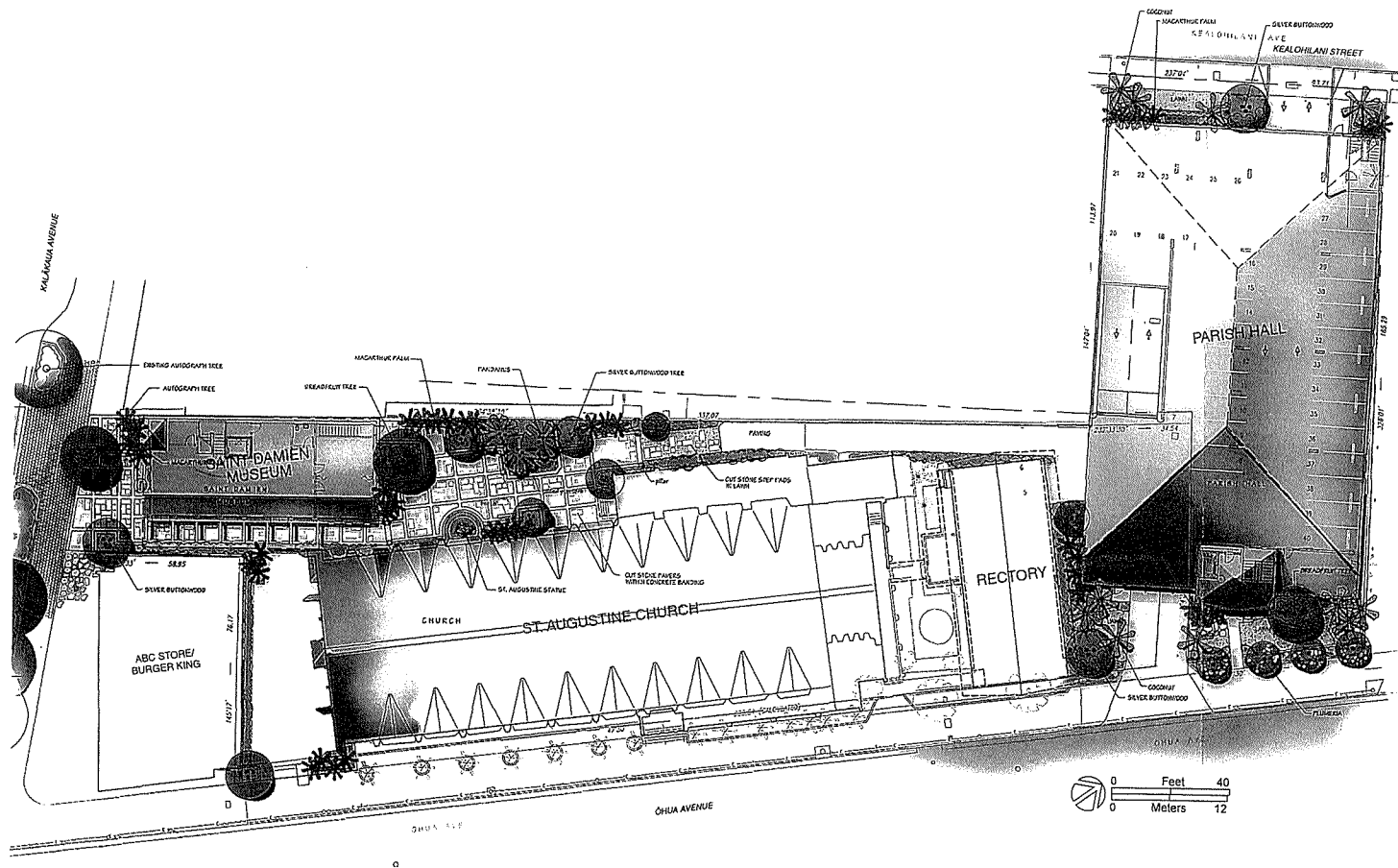
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DATE OF INTRODUCTION:

\_\_\_\_\_  
Honolulu, Hawaii

\_\_\_\_\_  
Councilmembers



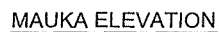
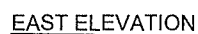
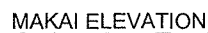


Source: Mason Architects, Inc. and Helber Hastert & Fee Planners, Inc., May 2010.

CONCEPTUAL SITE PLAN  
ST. AUGUSTINE-BY-THE-SEA CHURCH MASTER PLAN  
WAIKIKI, O'AHU, HAWAII

Figure 4

Attachment 1

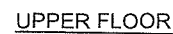
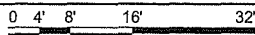


## EXTERIOR ELEVATIONS

A1

$$1/16'' = 1'-0''$$

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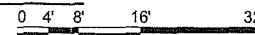


## FLOOR PLANS

C1

$$1/16'' = 1'-0''$$

REF FROM:



Mason Architects

119 Merchant Street, Suite 501  
Honolulu, Hawaii 96813  
www.masonarch.com  
Voice: 808 536-0556  
Fax: 808 526-0577

<sup>c</sup> | PROGRESS SET

Not for Construction

PROJECT

SAINT AUGUSTINE  
DEVELOPMENT PLAN

130 OHUA STREET  
HONOLULU, HI  
(1) 2-6-026: 012 & 015

MARK	DATE	DESCRIPTION
ISSUE:		

ISSUE

PROJECT NO:

CAD DWG FILE: A2 - A5 Floor Plans & Elevs.dwg

PLOTTED: Apr 16, 2012 - 4:17PM

DESIGNED BY: BSS

**DRAWN BY:** BSS

CHECKED BY: GM

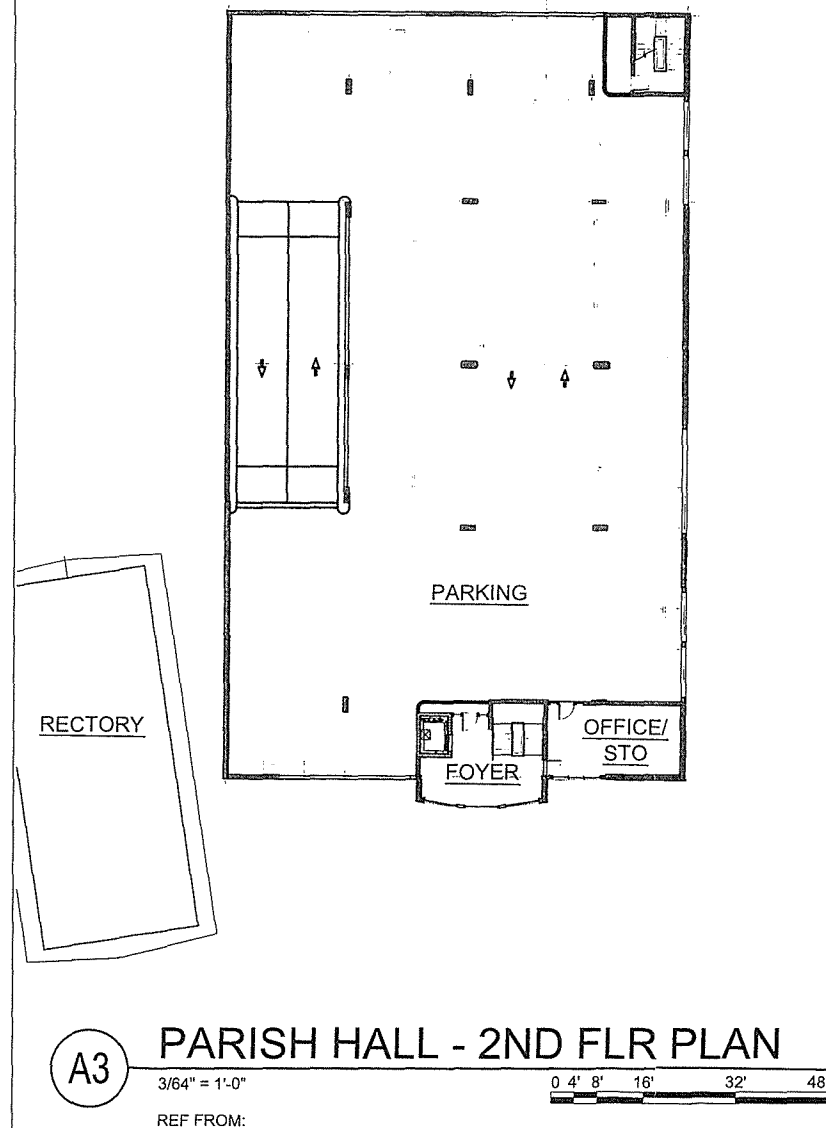
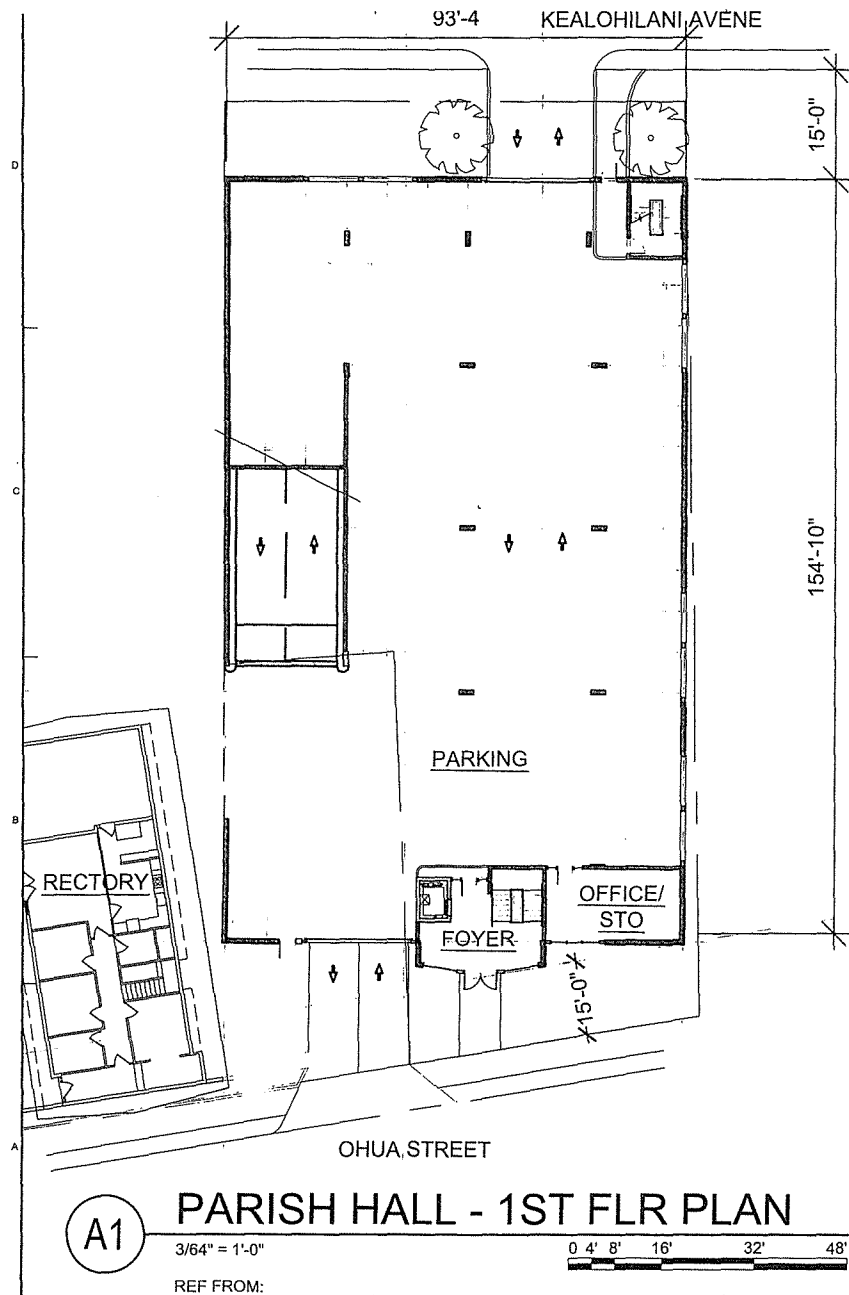
**SHEET TITLE**

SAINT AUGUSTINE CHURCH  
DEVELOPMENT PLAN

FLOOR PLANS AND  
EXTERIOR ELEVATIONS

## FIGURE 5

Attachment



ARCHITECTURE  
RESTORATION  
RENOVATION  
RESEARCH

**Mason Architects**

119 Merchant Street, Suite 501  
Honolulu, Hawaii 96813  
[www.masonarch.com](http://www.masonarch.com)  
Voice: 808 536-0556  
Fax: 808 526-0577

**PROGRESS SET**  
Not for Construction

PROJECT

SAINT AUGUSTINE  
DEVELOPMENT PLAN

130 OHUA STREET  
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(1) 2-6-026: 012 & 015

MARK	DATE	DESCRIPTION
ISSUE:		

**ISSUE:**

PROJECT NO:

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PLOTTED: Apr 16, 2012 - 4:22PM

DESIGNED BY: BSS

DRAWN BY: BSS

CHECKED BY: GM

**SHEET TITLE**

SAINT AUGUSTINE CHURCH  
DEVELOPMENT PLAN  
PARISH HALL  
FLOOR PLANS  
FIRST AND SECOND FLRS

FIGURE 6



# Mason Architects

119 Merchant Street, Suite 501  
Honolulu, Hawaii 96813  
www.masonarch.com  
Voice: 808 536-0556  
Fax: 808 526-0577

## PROGRESS SET

Not for Construction

### PROJECT

## SAINT AUGUSTINE DEVELOPMENT PLAN

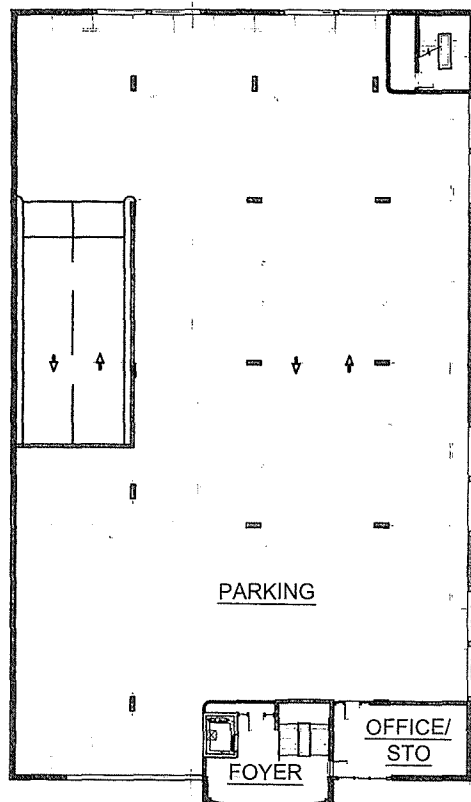
130 OHUA STREET  
HONOLULU, HI  
(1) 2-6-026: 012 & 015

MARK	DATE	DESCRIPTION
ISSUE:		

PROJECT NO:  
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PLOTTED: Apr 16, 2012 - 4:23PM  
DESIGNED BY: BSS  
DRAWN BY: BSS  
CHECKED BY: GM

SHEET TITLE  
SAINT AUGUSTINE CHURCH  
DEVELOPMENT PLAN  
PARISH HALL  
FLOOR PLANS  
THIRD AND FOURTH FLRS

## FIGURE 7



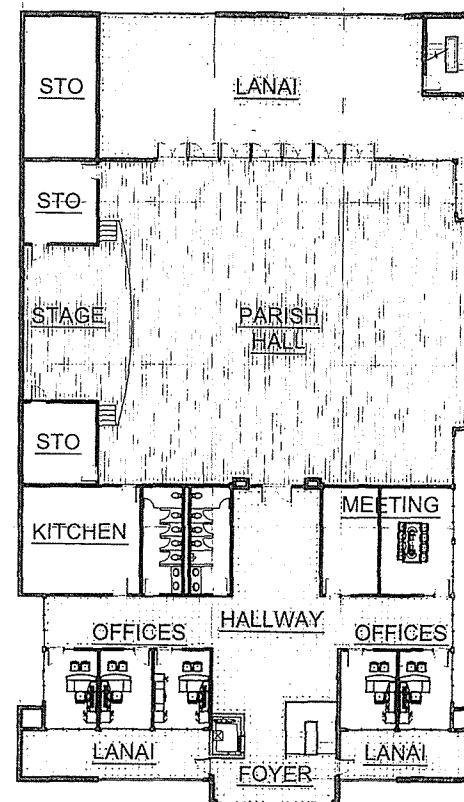
A1

## PARISH HALL - 3RD FLR PLAN

3/64" = 1'-0"

0 4' 8' 16' 32' 48'

REF FROM:



A3

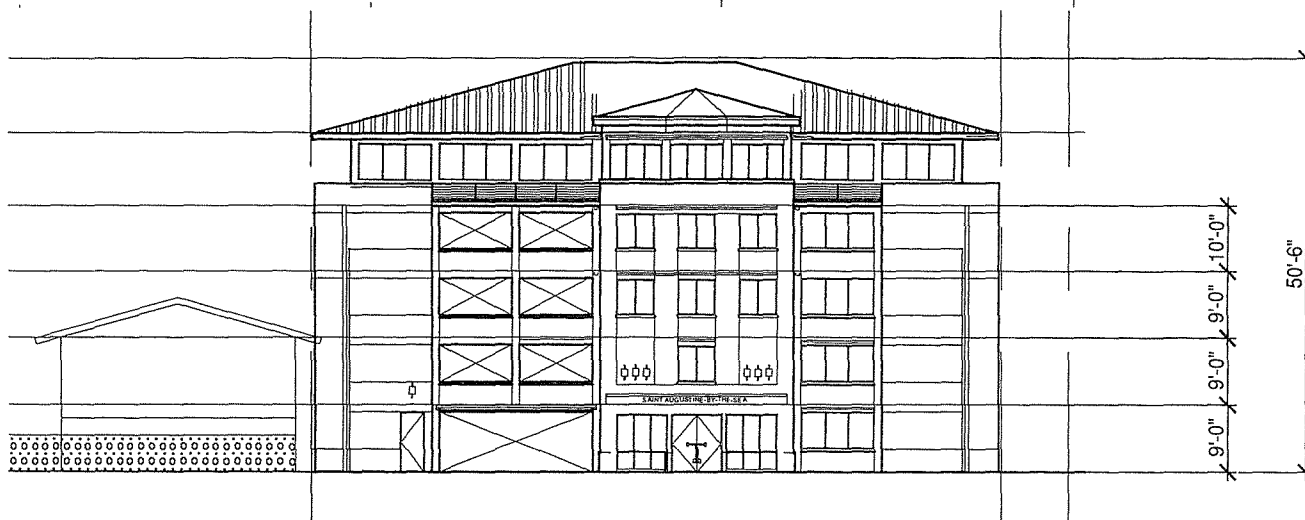
## PARISH HALL - 4TH FLR PLAN

3/64" = 1'-0"

0 4' 8' 16' 32' 48'

REF FROM:

Attachment 4



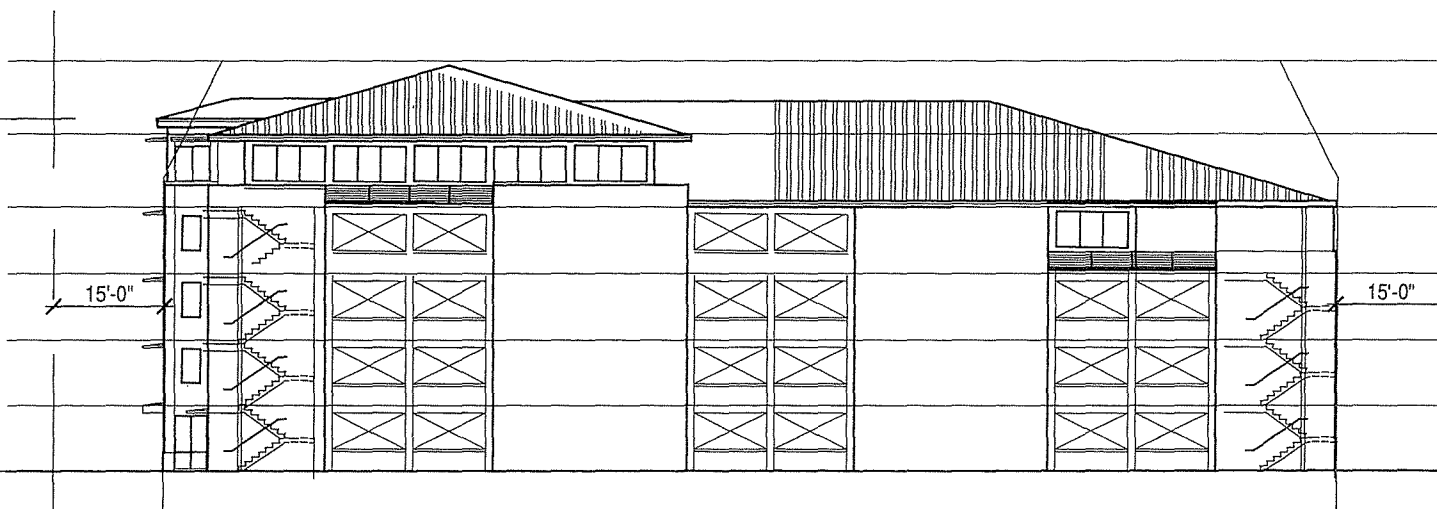
C1

## PARISH HALL - FRONT ELEVATION (OHUA ST)

1/16" = 1'-0"

REF FROM:

0 4' 8' 16' 32'



A1

## PARISH HALL - MAUKA ELEVATION

1/16" = 1'-0"

REF FROM:

0 4' 8' 16' 32'

### PROGRESS SET

Not for Construction

#### PROJECT

SAINT AUGUSTINE  
DEVELOPMENT PLAN

130 OHUA STREET  
HONOLULU, HI  
(1) 2-6-026: 012 & 015

MARK	DATE	DESCRIPTION
ISSUE:		

PROJECT NO:  
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DESIGNED BY: BSS  
DRAWN BY: BSS  
CHECKED BY: GM

SHEET TITLE  
SAINT AUGUSTINE CHURCH  
DEVELOPMENT PLAN

PARISH HALL  
EXTERIOR ELEVATIONS

**FIGURE 8**



ARCHITECTURE  
RESTORATION  
RENOVATION  
RESEARCH

## Mason Architects

119 Merchant Street, Suite 501  
Honolulu, Hawaii 96813  
www.masonarch.com  
Voice: 808 536-0556  
Fax: 808 526-0577

### PROGRESS SET

Not for Construction

#### PROJECT

SAINT AUGUSTINE  
DEVELOPMENT PLAN

130 OHUA STREET  
HONOLULU, HI  
(1) 2-6-026: 012 & 015

MARK	DATE	DESCRIPTION
ISSUE:		

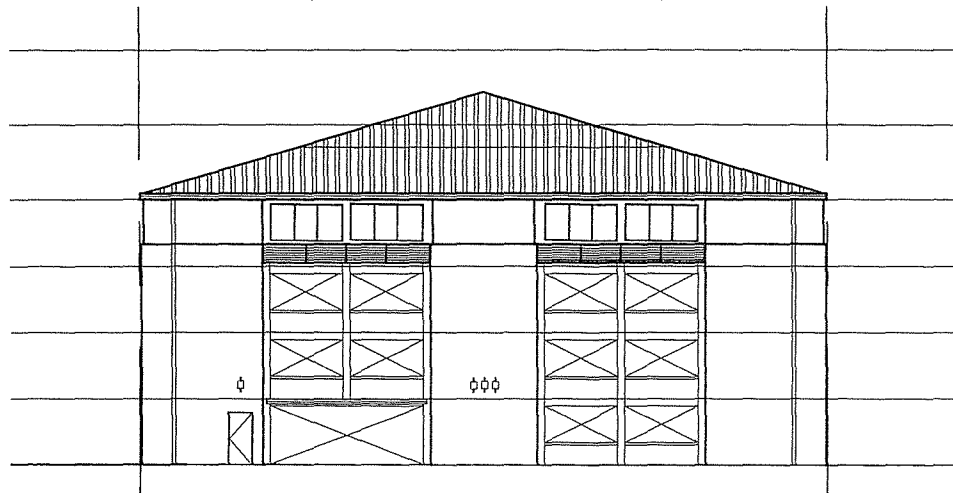
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DESIGNED BY: BSS	
DRAWN BY: BSS	
CHECKED BY: GM	

#### SHEET TITLE

SAINT AUGUSTINE CHURCH  
DEVELOPMENT PLAN

PARISH HALL  
EXTERIOR ELEVATIONS

FIGURE 9



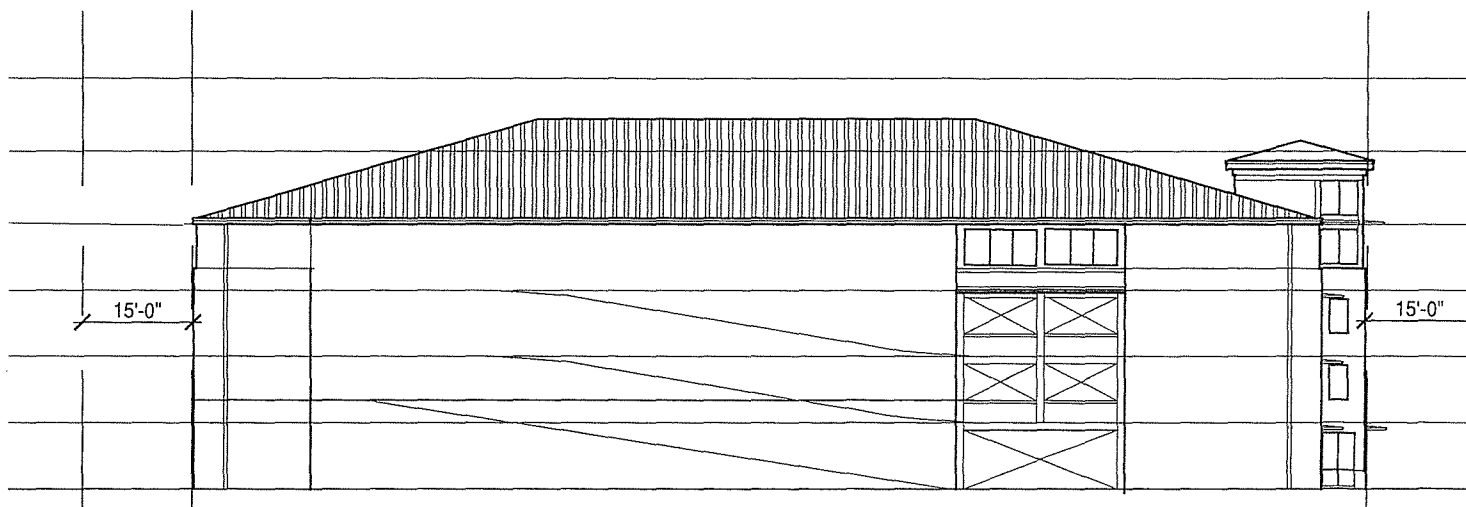
C1

## PARISH HALL - REAR ELEVATION (KEALOHILANI AVE)

1/16" = 1'-0"

REF FROM:

0 4' 8' 16' 32'



A1

## PARISH HALL - MAKAI ELEVATION

1/16" = 1'-0"

REF FROM:

0 4' 8' 16' 32'

Attachment 6